NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Nathan Wall	Same	14W-7580
3104 Clarksville Hwy.	Same	94-9-42
Nashville, TN. 37218		

WARRANTY DEED

WHEREAS, Lonnie S. Cox and wife, Melissa H. Cox, did acquire by Warranty Deed from E. C. Vinson and wife, Mary Y. Vinson, which is of record in Book 3162, page 203, Register's Office of Davidson County, Tennessee, certain real property in said county which is hereinafter more particularly described; and

WHEREAS, the said Melissa H. Cox died on the 5th day of April, 1963, survived by her said husband, Lonnie S. Cox, who thereupon became the owner in fee simple of said property; and

WHEREAS, the said Lonnie S. Cox died in Nashville, Tennessee, on the 15th day of June, 1964, a widower, testate, and his Last Will and Testament was duly admitted to probate and recorded in Will Book 81, page 306, office of the County Court Clerk of Davidson County, Tennessee in which Will the testator devised all of his property, including that described herein to his only child and son, Lonnie Spain Cox, Jr. and the administration of the testator's estate was adjudicated complete by said Probate Court by an order entered in December, 1965; and

WHEREAS, the said Lonnie S. Cox, Jr. is now a resident of the Town of Harriman, County of Roane, State of Tennessee, together with his wife, Allene Jett Cox, and each of them has designated Morton B. Howell as their attorney-in-fact, and have expressly authorized and directed him to convey the said real property to Nathan Wall as grantee, in accordance with the terms of an agreement in writing, which is described in the instruments appointing their said attorney-in-fact, same being of record in Book 5208, pages 827, 828, 829, and 830, Register's Office of Davidson County, Tennessee,

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE PREMISES AFORESAID, and the sum of Thirty Thousand ($30,000.00) Dollars, cash in hand paid, receipt of which is hereby expressly acknowledged, grantor, Morton B. Howell, as attorney-in-fact for the persons named above, has bargained and sold and does by these presents transfer and convey to the said Nathan Wall, his heirs and assigns, two certain tracts or parcels of land in Davidson County, Tennessee, which are described as follows:

TRACT I: Being Lot No. 30 on the Plan of Pageot of Fairfield Village, as of record in Book 21, page 82, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the north side of Hermitage Avenue and runs back between parallel lines 183 feet more or less to an alley.

TRACT II: Being the west part of Lot No. 31 on the Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for said County.

Said part of said lot fronts 37 feet 8 inches on the north side of Hermitage Avenue, and runs back 183 feet on the west line and 18-1/4 feet on the east line to an alley on which it measures 31 feet 8 inches.

Being the same property conveyed to Lonnie S. Cox and wife Melissa H. Cox of record in Book 3162, page 203, said Register's Office. The said Melissa H. Cox having predeceased Lonnie S. Cox, whose will is recorded in Will Book 81, page 306, County Court, Davidson County, Tennessee, devising said property to Lonnie Spain Cox, Jr.

This is improved property, known as 302 Hermitage Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Nathan Wall, his heirs and assigns, forever.

Grantor, as attorney-in-fact for the owner, Lonnie S. Cox, Jr., and for his wife, Allene Jett Cox, does hereby transfer, assign and set over unto grantee all of the covenants and warranties contained in the deed aforesaid to Lonnie S. Cox and wife, Melissa H. Cox, and does hereby warrant the title to said property as fully as he is authorized to do as attorney-in-fact, but not further or otherwise.

It is agreed between the parties that taxes for the year 1977 will be prorated and assumed and paid by the grantee.

IN WITNESS WHEREOF, grantor has hereunto set his hand as attorney-in-fact for Lonnie S. Cox, Jr., and has, as attorney-in-fact for his wife, Allene Jett Cox, joined in this conveyance for the purpose of releasing all the right, title and interest of the said Allene Jett Cox as wife of Lonnie S. Cox, Jr. in and to the said real property, this 27th day of October, 1977.

Morton B. Howell, Attorney-in-Fact

OCT 27 E CONV 30,000.00
OCT 27 E S'TAX B* 78.00
OCT 27 E PR'FEE B* .50
OCT 27 E W'DEED B* 4.00 * 82.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of October, 1977, before me personally appeared Morton B. Howell, to me known to be the person who executed the foregoing instrument in behalf of Lonnie S. Cox, Jr. and his wife, Allene Jett Cox, and acknowledged that he executed the same as the free act and deed of the said Lonnie S. Cox, Jr. and wife, Allene Jett Cox, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of October, 1977.

Notary Public

My commission expires:

2-27-80

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $30,000.00. Subscribed and sworn to before me, this 27th day of October, 1977.

Affiant

Notary Public

My commission expires:

2-27-80

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THIS INSTRUMENT PREPARED BY:
Howell & Fisher, Attorneys
401 Court Square Building
Nashville, TN 37203

By:

FELIX 7 [illegible] REGISTER
DAVIDSON [illegible]
OCT 27 10 01 AM '77
IDENTIF. REFERENCE
133269