This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5307 PAGE 218

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Wilcoxson (NAME)	Guaranty Mortgage Co. Div. (NAME)	60-3
221 Ewing Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	31 Field Book No.
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	12DZ-27200

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,*
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

FLO H. JENNISON, now NEIL

have this day bargained and sold, and do hereby transfer and convey unto XXXXX

JAMES R. WILCOXSON, unmarried, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Plan of the Resubdivision of Lot No. 9 on the Plan of Linden Grove as of record in Book 5190, page 123, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Flo H. Jennison, a widow, by deed of record in Book 4038, page 681, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2018, page 189, as amended in Book 2045, page 26, Book 2332, page 521, Book 4252, page 99 and Book 4337, page 453, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $39,900.00

Subscribed and sworn to before me, this the 30th day of June 1978

Affiant James R. Wilcoxson

My commission expires: February 3, 1981 (Affix Seal)

Notary Public George E. Mudter

This is ~~unimproved~~ improved property, known as 221 Ewing Drive, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James R. Wilcoxson, unmarried, his

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which have been prorated and assumed by the Buyers.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

JAMES R. WILCOXSON, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 30th *day of* June, 1978 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Flo H. Jennison Neil
Flo H. Jennison Neil

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George E. Mudter, Jr., *a Notary Public in and for said County and State,* Flo H. Jennison Neil

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 30th *day of* June, *19* 78

Geo E Mudter
Notary Public

Commission expires February 3, 1981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... the within named bargainor, a corporation, and that ..... he as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ..... this ..... day of ....., 19.....

Notary Public

Commission expires .....

JUL-5 78	CONV	39,900.00			
JUL-5 78	S'TAX		B*	103.74	
JUL-5 78	PR'FEE		B*	.50	
JUL-5 78	W'DEED		B*	4.00	* 108.24

WARRANTY DEED

FROM

FLO H. JENNISON NEIL

TO

JAMES R. WILCOXSON, unmarried

E 74896

IDENTIF. REFERENCE

JUL 5 1 14 PM '78

FELIX [illegible] REGISTER
DAVI[illegible]

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

file;
GEORGE E. MUDTER, JR., ATTY.