2209

04/08 84 -24- CHECK

This instrument prepared by:
Briley & Wrenne, Attorneys
344 4th Avenue North
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| James Clifton Cox<br>E-8, 2134 Fairfax Ave.<br>Nashville, Tenn | First Fed. Savings & Loan<br>4th at Union Street<br>Nashville, Tenn. 37219 | 104-11-115 |

BOOK 5588 PAGE 97

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Andrews Properties, Inc. and Cherokee Properties, Inc., hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto James Clifton Cox and James C. Cox & wife, Mary Tribble Cox hereinafter called the Grantee, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows: To Wit:

Unit NO. E-8 ,Parcel No. 72 , in a horizontal property regime which is located on the plat of Villager West Condominium, of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Andrews Properties, Inc. by deed from Cherokee Equity Corporation, Nelson C. Andrews Susan A. Andrews, Clarence Sutherland, and Susan C. Sutherland, of record in Book 5437, page 658, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager West Condoniniums of record in Book 5452, page 419, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5452, page 460, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made. Said property is further subject to two deeds of trust. Pioneer National Title Insurance Company has issued or shall issue affirmative title insurance against the enforcement or attempted enforcement of these deeds of trust.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

ANDREWS PROPERTIES, INC.
BY: William Moss W/S

CHEROKEE PROPERTIES, INC.
By: William Moss W/S

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared William Moss Nelson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of ANDREWS PROPERTIES, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William Moss Nelson as such President.

Witness my hand and official seal in Nashville, Tennessee, this 3rd day of April, 19 80.

Angela McCartwright
Notary Public

My Commission Expires:

9-25-83

* * * * * * * * * * * * * * * * *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared William Moss Nelson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of CHEROKEE PROPERTIES, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William Moss Nelson as such President.

Witness my hand and official seal in Nashville, Tennessee, this 3rd day of April, 19 80.

My Commission Expires:
Sept. 25, 1983

Angela McCartwright
Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 29,900.00.

Jan. Clifton Cox
Affiant

Subscribed and sworn to before me,

this 3rd day of April, 19 80.

Angela McCartwright
Notary Public

My Commission Expires:

9-25-83

F.B. 40023

IDENTIF. REFERENCE

APR 8 9 43 AM '80

FEE $ ___ REGISTER
DAVIDSON COUNTY, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5588 PAGE 99

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 29500.00- CO | |
| | | | 77.74 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 84.24- |
| | | | 2209A04/08/80 BAL | .01 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-84023

IDENTIF. REFERENCE

APR 8 9 43 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 751166