This instrument prepared by: Homer R. Ayers, Attorney, 100 New Long Hollow Pike, Goodlettsville, TN 37072

4402 04/21 109.10- CHECK

BOOK 5592 PAGE 598

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL D. VOLTZ, ET UX (NAME)	ENGEL MORTGAGE COMPANY, INC. (NAME)	Map 83-1
1032 Granada Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Parcel 216
Nashville, TN 37206 (CITY) (P. O. ZONE) (STATE)	Birmingham, ALA 35201 (CITY) (ZONE) (STATE)	27 W 20120

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------.....
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

FRANCES M. COX,
hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said MICHAEL D. VOLTZ AND WIFE, ELIZABETH A. VOLTZ, hereinafter referred to as Grantees, their ..... *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of J. O. Grissim's Grand Avenue Addition, as of record in Book 974, page 35, Register's Office for said County, described as follows:

Said Lot No. 4 fronts 50 feet on the southerly side of Granada (formerly Grand) Avenue and runs back between parallel lines, with the easterly margin of Bailey (formerly Remmel) Street, 150 feet to a dead line.

Being the same property conveyed to Frances M. Cox by deed from Albert W. Fisher and wife, Mattie B. Fisher, of record in Book 5280, page 214, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 16, day of April 19 80

Affiant

My commission expires: 3/15/81 (Affix Seal)

Notary Public Carolyn F. Wadley

This is unimproved ( ) improved (XX) property, known as 1032 Granada Avenue, Nashville, TN 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ..... *(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.*

....I.. *further covenant and bind* .....myself,..my..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* ..... *this* 16th *day of* April ..... *19* 80, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Frances M. Cox

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES M. COX, the within named bargainor, S, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 16th day of April, 19 80.

Carolyn F. Waddey
Notary Public

Commission expires 3/15/81

CAROLYN F. WADDEY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
STATE AT LARGE

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 .....

WARRANTY DEED

FROM

FRANCES M. COX

TO

MICHAEL D. VOLTZ, ET UX

F. 8 5 7 6 9

IDENTIF. REFERENCE

APR 21 9 20 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5592 PAGE 600

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

360.[illegible]- CO
93.60 CO TX
.50 PRFEE
6.00 MISC
CHECK 10.[illegible]-
4402A04/E1/RD REL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 85769

IDENTIF. REFERENCE

APR 21 9 20 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 753271