ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Blair Realtors, Inc. (NAME)	Noel Palmer Mortgage Company (NAME)	91-12-63
6010 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	
Nashville, TN. 37209 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from James E. Spears and wife, Alice Lovvorn Spears to Walter M. Noel, Trustee, of record in Book 3055, page 625, Register's Office for Davidson County, Tennessee; and in the Deed of Trust from Andrew W. Cox and wife, Nancy I. Cox to G. Thomas Shields, Trustee, of record in Book 4928, page 507, said Register's Office.

ANDREW W. COX and wife, NANCY I. COX have bargained and sold, and by these presents do transfer and convey unto the said BLAIR REALTORS, INC.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 85 and 87 of Block 60, Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lots Nos. 85 and 87 front together 50 feet on the easterly side of 45th Avenue North, formerly 4th Street, and run back between parallel lines with the northerly margin of an alley, 105.5 feet to an alley in the rear.

BEING the same property conveyed to Andrew W. Cox and wife, Nancy I. Cox by deed from Connie M. Smith and wife, Georgia T. Smith, of record in Book 4928, page 505, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 708 45th Avenue North, Nashville, Tennessee (House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 16th day of August, 1980.

Andrew W Cox
ANDREW W. COX

Nancy I. Cox
NANCY I. 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, the within named Andrew W. Cox and wife, Nancy I. Cox

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

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

My commission expires July 21st, 1984 Notary Public Thomas D. Guyton

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,150.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

J. D. Cantrell

Sworn to and subscribed before me
this 16th day of August, 19 80.

My commission expires July 21st, 1984 Notary Public Thomas D. Guyton

This instrument was prepared by:

Guaranty Escrow Services, 705 American Trust Bldg., Nashville, Tennessee

Name Address

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

6256 WARRANTY DEED CHECK

FROM Andrew W. Cox and wife,

Nancy I. Cox

TO Blair Realtors, Inc.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RECEIVED
AUG 18 11 44 AM
DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE

IDENTIF. REFERENCE

G 0 2 9 5 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5638 PAGE 561

RECEIVED OF _____

FOR _____

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
			16150.00- CO	
			41.86 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 48.36-	
6296A08/18/80			BAL - .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G02951

T

IDENTIF. REFERENCE

AUG 18 11 44 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 774354