THIS INSTRUMENT PREPARED BY:
J. C. DALE, JR., ATTORNEY
Suite 205, Ambrose Building
162 Fourth Avenue, North
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5849 PAGE 558

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Bernard Fox	Same	Map 163
(NAME)	(NAME)	
1430 Neely's Bend Road	Same	Parcel 167
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

cash in hand paid to me by Charles Bernard Fox and the delivery to me of his Deed conveying to me three certain tracts of land therein described, I, Richard Bernard Fox, Jr., presently unmarried, being the sole owner of the hereinafter described tracts of land, originally conveyed to me and my former wife, Patricia N. Fox, by three separate Deeds from Richard Bernard Vaughan Fox and wife, Vivian Peay Fox, one recorded in Book 4565, Page 822, R.O.D.C., Tennessee, and the other two being unrecorded and lost or misplaced; and in consideration of the payment of the sum of $5.00 each to my said former wife and the said original Grantors, receipt of such consideration by each of which is hereby acknowledged and for other good and valuable considerations, my said former wife and said original Grantors do join in this conveyance to quit-claim, release and convey any and all right, title and interest if any they have, and accordingly, they and I have

XXXX bargained and sold, and by these presents do transfer and convey unto the said Charles Bernard Fox, and his three tracts or parcels of land *heirs and assigns,* XXXXXXXXXXXXXXXXXXXXXXXXXX

XXXX in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Land in the 11th Civil District of said County described according to survey of Wayne S. Cooper, Sr., Surveyor, dated 12/31/71, not of record, beginning at a spike in the center of Neely's Bend Road, North 15° 30' West 1059.5 feet from the Southeast corner of a tract of 45.12 acres, more or less, acquired by Grantor, Richard Bernard Vaughan Fox by deed of record in Book 1385, Page 593, R.O.D.C., Tennessee, thence South 77° 38' West 623 feet to an iron pin, thence North 15° 30' West 210 feet to an iron pin, thence North 77° 38' East 623 feet to the center of Neely's Bend Road, thence South 15° 30' East 210 feet to the point of beginning, containing 3 acres, more or less, and designated as Tract 5.

Being the same property conveyed to Richard Bernard Fox, Jr. and wife, Patricia N. Fox by deed of Richard Bernard Vaughan Fox, et ux, recorded in Book 4565, Page 822, R.O.D.C., Tennessee, the said Grantees having been since divorced, and title being vested in Richard Bernard Fox only.

TRACT 2: Land in the 11th Civil District of said County described according to survey of Wayne S. Cooper, Sr., Surveyor, dated 12/13/71, not of record, beginning at the Northwest corner of Lot 5 of said survey conveyed to Richard Bernard Fox, Jr. and wife, Patricia N. Fox, by deed of Grantors of record in Book 4565, Page 822, Register's Office for Davidson County, Tennessee, thence South 15° 30' East 210 feet along the West line of said Lot 5 to the Southwest corner of said Lot 5, thence South 77° 38' West 623 feet to a point, thence North 15° 30' West 210 feet to the point in a line which would be the same as the North line of Lot 5, if extended, thence with said line North 77° 38' East 600 feet to the point of beginning and containing 3 acres more or less.

Being the same property conveyed to Richard Bernard Fox, Jr. and wife, Patricia N. Fox by deed of Richard Bernard Vaughan Fox, et ux, said Grantees having been since divorced, and this Deed not having been recorded.

"CONTINUED"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 9,000.00

Subscribed and sworn to before me, this the 3rd day of April, 19 81

Affiant

My commission expires: 4/29/81 (Affix Seal)

Notary Public

TRACT 3: Land in the Eleventh (11th) Civil District of Davidson County, Tennessee described according to an unrecorded plat furnished by Stanford & Associates, Inc., dated December 13, 1971 as follows:

Beginning at the northwest corner of a 3 acre tract previously conveyed on June 19, 1973 by the Grantors to the Grantees, but not recorded, thence south 15 degrees 30 minutes east, 210 feet to an iron pin. Thence south 77 degrees 38 minutes west 636.7 feet along the reserved parcel shown by said plat, to an iron pin, thence north 15 degrees 30 minutes 210 feet to an iron pin at the corner of the Charles Bernard Fox and Richard Bernard Fox, Jr. properties, thence north 77 degrees 38 minutes east to the point of beginning, containing 3 acres more or less. There is reserved a 50 foot easement for the extension of School Pass from Marlin Meadows Subdivision across said tract.

Being the same property conveyed to Richard Bernard Fox, Jr. and wife, Patricia N. Fox by deed of Richard Bernard Vaughan Fox, et ux, said Grantees having since been divorced, and this Deed not having been recorded.

The three above-described tracts are part of the property conveyed by Deed of H. H. Hughes, et ux to B. J. Fox, now deceased of record in Book 611, Page 652, Register's Office for Davidson County, Tennessee, same being devised to Grantor, Richard Bernard Vaughan Fox by Will of Charlotte Fanning Fox, deceased, probated September 29, 1954 and of record in Will Book 67, Page 370, Office of the Probate Clerk at Nashville, Tennessee.

Except for a storage building on Tract 1.

unimproved (X) This is improved ( ) property, known as Neely's Bend Road, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Bernard Fox and his ..... *heirs and assigns, forever.*

And I *do covenant with the said* Charles Bernard Fox, ... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And the said Patricia N. Fox, Richard Bernard Vaughan Fox and wife, Vivian Peay Fox join in this Deed to quit-claim, release and convey any and all right, title and interest that they or any one of them may have in and to the described property to the Grantee, Charles Bernard Fox.

And I, Richard Bernard Fox, Jr. ..... *do further covenant and bind* myself, and my ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles Bernard Fox, and his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 4th *day of* ~~April~~ Feb., *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard Bernard Fox, Jr.
RICHARD BERNARD FOX, JR.

Patricia N. Fox
PATRICIA N. FOX

Richard Bernard Vaughan Fox
RICHARD BERNARD VAUGHAN FOX

Vivian Peay Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joanne Barnes, *a Notary Public in and for said County and State, the within named* Patricia N. Fox, Richard Bernard Vaughan Fox and Vivian Peay Fox

*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 Madison, *Tennessee, this* 5 *day of* ~~April~~ Feb, *19* 81.

Joanne Barnes, *Notary Public.*

Commission Expires My Commission Expires May 21, 1981.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* Richard Bernard Fox, Jr.

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

Witness my hand and official seal at....., *this*..... *day of* April, *19* 81.

....., *Notary Public.*

Commission Expires.....

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.....

1515 02/05 35.9[illegible] [illegible]

BOOK 5849 PAGE 561

WARRANTY DEED

FROM

RICHARD BERNARD FOX, JR.

TO

CHARLES BERNARD FOX

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

G. 78887.

IDENTIF. REFERENCE

FEB 5 1 51 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5849 PAGE 562

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

9000.00- CO
23.40 CO TX
.50 PRFEE
12.00 WDEED
CHECK 35.90-
1515A02/05/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 8 8 8 7.

IDENTIF. REFERENCE

FEB 5 1 51 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 866097