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BOOK 5991 PAGE 802

IDENTIF. REFERENCE

JAN 12 11 16 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Anthony T. Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY 19 83

Duke Reeves
Notary Public

MY COMMISSION EXPIRES: 7-27-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony T. Cox (NAME)	Union Modern Mortgage Corporation (NAME)	3DZ-42051
224 Theodore Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	95-2
Nashville, TN. 37214 (CITY) (STATE) (P O ZIP)	Little Rock, AR. 72203 (CITY) (STATE) (ZIP)	75

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leonard C. Dallas and Margaret Rose Dallas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony T. Cox et ux Anna Marie Cox, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 47 on the Plan of Walnut Grove, of record in Book 2133, Page 87, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Leonard Carlton Dallas and Margaret Rose Dallas as tenants in common by Final Divorce Decree of record in Book 5699, Page 776, Register's Office, Davidson County, Tennessee. Leonard C. Dallas and Leonard Carlton Dallas is one in the same person. Margaret R. Dallas and Margaret Rose Dallas is one in the same person.

THIS conveyance is subject to restrictions of record in Book 2271, Page 541, said Register's Office.

THIS conveyance is subject to a public utility easement; anchor easement; and building lines, of record in Book 2133, Page 87, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved ( ) property, known as 224 Theodore Road (House Number) (Street) Nashville, TN. 37214 (P O Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 7TH day of JANUARY, 1983

Leonard C. Dallas Leonard C. Dallas

Margaret Rose Dallas Margaret Rose Dallas

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard C. Dallas and Margaret Rose Dallas

the bargainor, 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 7TH day of JANUARY 19 83

Commission expires 1-27-86

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM
Leonard C. Dallas

TO
Anthony E. Cox

title escrow, inc. dba
suite 218
640 spence lane
nashville, tennessee 37217

Title Ser. #24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5991 PAGE 804

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

4,[illegible]- CO
[illegible].70 CO TX
.50 PRFEE
6.40 MDEED
CHECK 135.20-
07/66A01/12/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 5 7 0 6

IDENTIF. REFERENCE

JAN 12 11 16 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 920817