#3168

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6281 PAGE 217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. John A. Molin (NAME)	The Kissell Company (NAME)	116-7
4304 Lilywood Road (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	76
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	FB #BM-2381

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, GARY W. FOX and wife, ELIZABETH B. FOX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. MOLIN and wife, FREDRICKA ROBERTA LITTLEFAIR-MOLIN

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

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 25, the easterly 5 feet of the southerly part of Lot No. 27, a part of Dupont Street, which was never opened and has been abandoned, and the westerly part of Lot No. 16 and the westerly part of the southerly part of Lot No. 14, on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and being shown as Lot No. 2 on the Map of a Resubdivision of said lots and other lots, not of record, and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, Nov. 12, 1949, as follows:

Beginning at a point in the northerly margin of Lilywood Road, formerly Third Street, 395 feet, east of the easterly margin of Lynwood Boulevard, said point being 5 feet west of the westerly margin of Dupont Avenue or Street, abandoned as aforesaid; thence northerly, parallel to the easterly margin of Lynwood Boulevard, 300 feet to a point; thence easterly crossing Dupont Avenue, 150 feet to a point; thence southerly, parallel to Lynwood Boulevard, 300 feet to the northerly margin of Lilywood Road; thence with the margin of the same, westerly 150 feet to the beginning.

Being the same property conveyed to Gary W. Fox and wife, Elizabeth B. Fox by deed from Eileen Berry of record in Book 4630, page 199, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); and (2) All matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.

This is improved(XX) unimproved ( ) property, known as 4304 Lilywood Road Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of April, 1984.

GARY W. FOX

Elizabeth B. Fox
ELIZABETH B. FOX

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY W. FOX and wife, ELIZABETH B. 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 Nashville, Tennessee, this 23rd day of April, 1984.

My commission expires 1/30/85 Notary Public

*or proven to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

I 1 8 7 3 4

IDENTIF. REFERENCE

APR 30 2 05 PM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 1984

MY COMMISSION EXPIRES: 1/30/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

GARY W. FOX and wife,

TO

ELIZABETH B. FOX

JOHN A. MOLIN and wife,

FREDRICKA ROBERTA LITTLEFAIR-MOLIN

Return To:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

215000.00- CAMT.
559.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 565.50-
2468404/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 8 7 3 4

IDENTIF. REFERENCE

APR 30 2 05 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32104