[redacted] [redacted]

Gregory Cashion, MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C., 230 Fourth Ave., No. Nashville, TN 37219

ADDRESS, NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mona Enterprises, Inc.	Mona Enterprises, Inc.	071-06-0045
(NAME) 136 Bennett Avenue	(NAME) 136 Bennett Avenue	
(STREET ADDRESS OR ROUTE NUMBER) Yonkers, New York 10701	(STREET ADDRESS) Yonkers, New York 10701	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6332 PAGE 793

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged

Mr. James I. Cox, Sr., and wife, Ladye Ruth Cox have bargained and sold, and by these presents do transfer and convey unto the said Mona Enterprises, Inc.

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

TRACT NO. I: Being the southerly 50 feet of Lot No. 1 on the Map of Jno. Scruggs' Subdivision, as of record in Book 161, page 86, Register's Office for said County.

Said part of Lot No. 1 fronts 50 feet on the westerly side of the Brick Church Pike and runs back between parallel lines, with the northerly margin of Arctic Avenue, 130 feet to an alley. Less a part of said property conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works of record in Book 3164, page 507, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James I. Cox, Sr. and wife, Ladye Ruth Cox, by Vendors Lien of Installment Deed from Leroy A. Harvey and wife, Grace S. Harvey, of record in Book 2811, page 132, Register's Office for Davidson County, Tennessee.

TRACT NO. II: Being the northwesterly part of Lot No. 1 on the Map of Scruggs Subdivision, as of record in Book 161, page 86, Register's Office for said County, Described as follows: Beginning at a point in the common line between lots 1 and 2 at the northwest corner of the property conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, by deed from David Anderson Webb and wife, of record in Book 3131, page 573, Register's Office; thence with the line between said lots Nos. 1 and 2, westerly 84 feet more or less to the easterly margin of an alley; thence with the margin of said alley, southerly 74 feet to a point which is 50.1 feet north from the north margin of Arctic Avenue; thence easterly 109 feet more or less to a point in the west line of the property conveyed to the State of Tennessee aforesaid; thence along the line of said State conveyance, north 1°47' east 8 feet and north 21°51' west 62 feet to the point of beginning.

Being the same property conveyed to James I. Cox, Sr. and wife, Ladye Ruth Harris Cox, by deed from David Anderson and wife, Eleanor Mai Webb, of record in Book 3136, page 399, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 1406-1408 Brick Church Pike, Nashville, TN
(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 6th day of July, 19 84.

James I. Cox Sr. (HER MARK)

JAMES I. COX, SR. LADYE RUTH COX

Witness Sandra K Hunt James D Hunt Witness

07709 Sheet 1877

BOOK 6333 PAGE 794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia Lynne Kniffen, a Notary Public in and for said County and State, the within named James I. Cox, Sr. and Wife, Ladye Ruth 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, TN, this 6th day of July, 1984.

My commission expires 10-20-85 Notary Public Patricia L. Kniffen

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 $ TRACT I $7500.00 TRACT II - $125,000.00 (Home Place)
This is equal to or greater than the property would bring at a fair and voluntary sale.

James I. Cox - Le-

Sworn to and subscribed before me this 6th day of July, 1984.

My commission expires 10-20-85 Notary Public Patricia L. Kniffen

This instrument was prepared by:	
Name	Address

RUSH
13 4 7 8 5.
IDENTIF. REFERENCE
JUL 9 1 31 PM '84
FELIX Z. HILL, JR., REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

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

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6333 PAGE 795

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			132500.00-	CAMT.
			344.50	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	351.00-
1877A07/09/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I34785

IDENTIF. REFERENCE

JUL 9 1 31 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0050989