THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kay E. Cox 6215 Bresslyn Road Nashville, TN 37205	Commerce Union Bank 1 Commerce Pl., Real Estate Div. Nashville, Tennessee 37239	MAP 115-16 PARCEL 2 8DZ-70165

WARRANTY DEED

BOOK 6536 PAGE 128

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas J. Robbins and wife, Anne M. Robbins hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kay E. Cox, unmarried hereinafter called the Grantee, Grantee's 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 Lot No. 130 on the plan of West Meade Farms Inc., Section "F", of record in Book 1835, page 71, Register's Office for said County.

SAID Lot No. 130 fronts 122.0 feet on the southerly margin of Bresslyn Road and extends back 336.6 feet on the easterly line and 336.9 feet on the westerly line to a dead line in the rear, measuring 122.0 feet thereon.

BEING the same property conveyed to Thomas J. Robbins and wife, Anne M. Robbins by deed from William Sloan Pearman and wife, Claudia Landis Pearman, of record in Book 5802, page 125, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2011, page 239, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Anne M. Robbins by Thomas J. Robbins as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith in said Register's Office.

The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 6215 Bresslyn Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of April 19 85.

Anne M. Robbins

BY: Thomas J. Robbins, Attorney in Fact

Thomas J. Robbins

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of April, 19 85, before me personally appeared Thomas J. Robbins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6536 PAGE 129

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

The actual consideration or value, whichever is greater, for this transfer is $ 101,000.00.

Kay E Cox
Affiant

Subscribed and sworn to before me, this the 17th day of April, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

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 Thomas J. Robbins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Anne M. Robbins as her Attorney in Fact as the free act and deed of the within named Anne M. Robbins.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of April, 1985.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED

from:
Thomas J. Robbins and wife, Anne M. Robbins

to:
Kay E. Cox, unmarried

return to box 8 jcb
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23377

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6536 PAGE 130

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Thomas J. Robbins

Sworn to and subscribed before me this 17th day of April, 19 85.

Notary Public

My Commission Expires: Nov 4, 1987

CHRISTY GILKIS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. REFERENCE

APR 10 10 36 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

I-9.7.5.6.3

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

RECEIVED OF _____

FOR _____

BOOK 6536 PAGE 131

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

101000.00- CAMT.
262.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 272.10-
91 90A04/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.9.7.5.6.3.

IDENTIF. REFERENCE

APR 18 10 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126095