file 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JAMES FOX ET UX, SUSAN FOX	FIRST INVESTMENT COMPANY	MAP-41-7
(NAME)	(NAME)	
1257 OLD HICKORY BLVD.	4300 E. Broad St.	PAR. 38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37207	Columbus, Ohio 43216	10D 34320
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6956 PAGE 326

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to First Investment Company of record in Book 6693, page 259, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions of said Deed of Trust;

We, HARRY L. SHIRLEY AND WIFE, JOSEPHINE F. SHIRLEY,

have bargained and sold. and by these presents do transfer and convey unto the said JAMES FOX AND WIFE, SUSAN FOX

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

Land in Davidson County, Tennessee, being Tract # 35 on the unrecorded plan of the G. Gilbert Lowe Lands according to a survey by George W. Watkins, Surveyor, on July 15, 1952, as follows:
Beginning at a point on the southwesterly side of Old HIckory Boulevard, said point being the common front corner of Tracts 35 and 36 on said plan; thence continuing along the southwsterly side of said Boulevard 244.6 feet to a point; thence westerly 60.6 feet to a point; thence southerly 375.7 feet to a point, the common rear corner of Tracts 35 and 36; thence in a northeasterly direction 285.5 feet to the point of beginning.
INCLUDED in the above description but EXPRESSLY EXCLUDED therefrom is the southeasterly 60 feet of Tract no. 35 on the Plan of G. Gilbert Lowe Lands, not of record, described in part according to a survey by T. R. Sanford, Surveyor, September 21, 1956, as follows:
Beginning at an iron pin on the southerly side of Old Hickory Boulevard at the common corner of Tract No. 35 and Tract No. 36; thence with the line between said Tracts, 285.5 feet to an iron pin in a fence line; thence northwardly with said fence line 60 feet to a point; thence along a line 60 feet from and parallel with the common lien between Tracts Nos. 35 and 36, 250 feet, more or less, to the southerly margin of Old Hickory Boulevard; thence with the margin of said Boulevard, southeasterly 60 feet to the point of beginning.

Being the same property conveyed to Harry L. Shirley and wife, Josephine F. Shirley, by deeds of record in Book 2493, page 435 and Book 4182, page 703, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved &X) property, known as 1257 Old Hickory Blvd. (House Number) (Street)
Nashville, TN. 37207
(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 7th day of August 19 86.

Harry L. Shirley
HARRY L. SHIRLEY

Josephine F. Shirley
JOSEPHINE F. SHIRLEY

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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 HARRY L. SHIRLEY AND WIFE, JOPSEPHINE F. SHIRLEY

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 7th day of August, 19 86.

My commission expires 7/17/88 Notary Public Joyce Donahue

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 $ 71 898.40
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 7th day of August, 19 86.

My commission expires 7-17-88 Notary Public Joyce Donahue

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

8 6 0 8 2 1 0 2 3 0 PM 86
ENTERED FOR RECORD

WARRANTY DEED

FROM
HARRY L. SHIRLEY ET UX

TO
JAMES FOX ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 6956 PAGE 328

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
			71848.40- CAMT.	
			201.04 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	207.54-
2959	08/21/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3413D

RECEIVED FOR RECORD
Aug 21 2 30 PM '86

No. 285972