THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gregory Allen Cox 300 Moss Trail Goodlettsville, TN	SAME AS NEW OWNER MORTGAGEE:NONE	Map 25-12 Parcel 64 GO-04115

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, EDNA EARLE McKINNEY KEITH and husband, W. HORACE KEITH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said GREGORY ALLEN COX, a single man and HUBERT DEWARD COX and wife, DOVIE MARIE COX, hereinafter referred to as the "GRANTEES", their 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. 18 on the Plan of Goodlettsville Heights Subdivision, of record in Book 1424, pages 120 and 121, Register's Office for said County.

Said Lot No. 18 fronts 100 feet on the northwesterly side of Moss Trail Road and runs back between lines 349.6 feet on the northerly line and 299.5 feet on the southerly line to a dead line in the rear on which it measures 102.7 feet.

Being the same property conveyed to Edna Earl McKinney Keith and husband, W. Horace Keith, by quitclaim deed from Evelyn McKinney James and husband, George E. James, being filed for record simultaneously herewith.

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, the GRANTORS, 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 warrant that the same is unencumbered, except (1) 1986 State, County and City of Goodlettsville taxes, prorated between the parties and paid in full, and (2) The Plan of record in Book 1424, page 120, said

Register's Office, shows Owner's Certificate, a 125 foot setback line from Moss Trail Road and 10 foot easement for utilities along the rear line of said lot.

And We, the GRANTORS, 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.

WITNESS our hands on this the 23rd day of December, 1986.

Edna Earle McKinney Keith
EDNA EARLE McKINNEY KEITH

W. Horace Keith
W. HORACE KEITH

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 ENDA EARLE McKINNEY KEITH and husband, W. HORACE KEITH, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 23rd day of December, 1986.

Thomas W. Fowlkes
NOTARY PUBLIC

My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

Marie Marie Cox
Affiant

Sworn to and subscribed before me, this the 23rd day of December, 1986.

Thomas W. Fowlkes
NOTARY PUBLIC

My Commission Expires: 1-21-90

7696 I

IDENTIFICATION REFERENCE

Dec 29 4 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7083 PAGE 261

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

GOOD... C- PRINT.
176.4... CITY
.50 ...
6.00 ...
CHE... 182.90-
16:31 12/29/86 ... .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76961

IDENTIFICATION REFERENCE

Dec 29 4 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27303