Filed

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,122.85

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Road Suite 105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: | MAP-PARCEL NUMBERS |
|---|---|---|
| James R. Cox (NAME) | Lincoln Serivce Corporation (NAME) | 150-07 |
| 3401 Country Way Road (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 989 (STREET ADDRESS) | 159.00 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Owensboro, KY 42302-0989 (CITY) (STATE) (ZIP) | |

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, WE, Christopher A. Warden, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Cox and wife, Betty L. Cox

HEREINAFTER CALLED 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. 199 on the Plan of The Country, Section 5 of record in Book 5200, Page 271, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Christopher A. Warden by deed from Jeff L. Hemphill et ux Diane R. Hemphill, of record in Book 7094, Page 765, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Commerce Union Bank of record in Book 6639, Page 862, said Register's Office with a present unpaid balance of approximately $77,322.85, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

2354

IDENTIFICATION REFERENCE

MAY 7 2 00 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( X ) improved ( X ) property, known as 3401 Country Way Road, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 24th 29th day of April, 19 87

X Christopher A. Warden, unmarried

State of Florida County of Monroe

Notary Public, State of Florida
My Commission Expires Oct. 29, 1988
Bonded Thru Troy Fain - Insurance, Inc.

STATE OF Florida
Monroe County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher A. Warden, unmarried

the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Key West, Florida, this 2nd day of April, 19 87.

Notary Public, State of Florida
My Commission Expires Aug. 30, 1988
Bonded Thru Troy Fain-Insurance, Inc.

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM
Christopher A. Warden, unmarried

TO
James R. Cox and wife, Betty L. Cox

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

**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 |
|---|---|---|---|---|

92122.85- CAMT.
257.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 264.38-
4468A05/07/87 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

23547

IDENTIFI REFERENCE

MAY 7 2 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.**79078