FILE #6272

FILE BOX 38

WARRANTY DEED

BOOK 7379 PAGE 186

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEE R. COX (NAME)	COMMERCE UNION BANK (NAME)	MAP 143-6-A
512 Harpeth Oaks Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 121999 (STREET ADDRESS)	PARCEL 65
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212-1999 (CITY) (STATE) (ZIP)	FB #9D78202

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, W. JOSEPH EHRHART and JOHN W. HALEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEE R. COX and wife, EMILY-JO COX

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 27 on the Plan of Harpeth Trace Estates, Phase II, as of record in Plat Book 5200, pages 556 - 558, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to W. Joseph Ehrhart and John W. Haley by deed from Jerome L. Rosenblum and wife, Brenda G. Rosenblum, of record in Book 7110, page 296, said Register's Office.

This is not nor has it ever been the principal residence of the grantors herein.

This conveyance is made subject to: 1) 1987 Taxes; 2) Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5380, page 357, and in Book 6094, page 718; 3) Easements of record in Book 7026, page 918*; and 4) All matters appearing on the Plan of record in Plat Book 5200, pages 556 - 558, said Register's Office.

*rerecorded in Book 7097, page 72,

7.4346.

IDENTIFICATION REFERENCE

OCT 15 8 45 AM '87

FEES & TAXES PAID TO DAVIDSON COUNTY, TN

This is improved (XX) property, known as 512 Harpeth Oaks Court, Nashville, Tennessee 37221 unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of October, 1987.

W. JOSEPH EHRHART

JOHN W. HALEY
BY: Charlotte Bone, Attorney-In-Fact
for the said John W. Haley by Power of Attorney recorded simultaneously herewith.

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 W. Joseph Ehrhart 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 Office, this 9th day of October, 1987.

My commission expires 5/13/89 Notary Public Catherine E. Kelly

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles W. Bone, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 9th day of October, 1987.

My Commission Expires:
11/13/89

Vicki L. Jernigan
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Barbie Milliken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 1987.

MY COMMISSION EXPIRES: 5-13-89 (AFFIX SEAL)

Kelly L. Keck
Notary Public

WARRANTY DEED

FROM
W. JOSEPH EHRHART and JOHN W. HALEY

TO
LEE R. COX and wife, EMILY-JO COX

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7379 PAGE 188

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

210000.00- CAMT.
580.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 594.50-
3066A10/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:43:46

IDENTIFICATION REFERENCE

OCT 15 8 45 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26503