Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

SEND TAX BILLS TO:

ADDRESS NEW OWNER:
James H. Randalls
8300 Sawyer Brown Road
Nashville, TN. 37221

MORTGAGEE:
The Kissell Company
30 Warder Street
Springfield, Ohio 45501

MAP-PARCEL NUMBERS:
MAP 142-5
PARCEL B84
·9D-65188

WARRANTY DEED

BOOK 7380 PAGE 379

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, Sidney A. Cox and wife, Carolyn Jean Cox hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James H. Randalls and wife, Martha W. Randalls 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:

A CERTAIN condominium apartment in Davidson County, Tennessee, being Unit No. P-305 on the plan of River Plantation, Section III, Condominium Apartments, of record in Book 4675, pagees 75, 76 and 77, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Sidney A. Cox and wife, Carolyn Jean Cox by deed frpm Cynthia J. Moss, of record in Book 6878, page 924, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4784, page 464, Book 4784, page 482, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to CityFed Mortgage Company, of record in Book 6878, page 927, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is ~~(no)~~ improved property, known as 8300 Sawyer Brown Road, Nashville, TN. 37221.

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 14th day of October, 1987.

Carolyn Jean Cox
Carolyn Jean Cox

Sidney A. Cox
Sidney A. Cox

STATE OF ~~TENNESSEE~~ MISSISSIPPI
COUNTY OF Rankin

On this 14th day of October, 1987, before me personally appeared Sidney A. Cox and wife, Carolyn Jean Cox, 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 they executed the same as their free act and deed.

My Commission Expires: [illegible] 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7380 PAGE 380

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 83,937.01.

James H. Randalls
Affiant

Subscribed and sworn to before me, this the 15th day of October, 1987.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

OCT 15 10 45 AM '87

IDENTIFICATION REFERENCE

74759

WARRANTY DEED

from:
Sidney A. Cox and wife, Carolyn Jean Cox

to:
James H. Randalls and wife, Martha W. Randalls

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 27054

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7380 PAGE 381

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
			83937.01-	CAMT.
			234.92	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	241.42-
3565A	10/16/87	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4.7.5.9

IDENTIFICATION REFERENCE

OCT 16 10 45 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26991