Box 17

BOOK 7966 PAGE 417

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Cloyd C. Cox P.O. Box 1111 Madison, TN 37116-1111	Same	Map 84-11 Parcel 14

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Taylor H. Henry, Jr.

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Cloyd C. Cox and wife, Tina S. Cox

hereinafter called the Grantee(s), 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. 81 on the Map of Maplecrest as of record in Book 1835, pages 27 and 28, Register's Office for said County, and described as follows:

Beginning at a point in the southwesterly margin of Modena Court at the corner of Lot Nos. 81 and 82, thence with the line between said lots southwesterly 198 feet to a point in the line of Lot 75; thence with the line between lots 75 and 81, southeasterly 12 feet to a point at a corner of Lot 76, and continuing with the line between Lots 76 and 81, southeasterly 88 feet to a corner of Lot 77; thence with the line between Lots 77 and 81, southeasterly 140 feet to the corner of Lot 79; thence with the line between 79, 80 and 81, northeasterly 173.4 feet to the southwesterly margin of Modena Court; thence with the margin of the same, northwesterly 72.16 feet to a concrete monument and continuing with the margin of said Court around a slight curve westerly 17.91 feet to another monument and continuing with the margin of said Court, northwesterly around a slight curve 33.1 feet to the beginning.

Being the same property conveyed to Taylor H. Henry, Jr. by deed from John Barry Gosnell of record in Book 4900, page 470, Register's Office for Davidson County, Tennessee. Linda N. Henry joins in this conveyance to convey any interest she may have as the wife of Taylor H. Henry, Jr.

Included in the above description but expressly excluded from this conveyance is the following described tract:

Land in Davidson County, Tennessee being part of Lot 81 on the plan of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, Register's Office Davidson County, Tennessee.

Being more specifically described according to a survey made by Jack R. Underwood, May 20, 1976, as follows: Beginning at a point in the southwest margin of Modena Court at the common corner of Lots 81 and 82; thence with the line between said two lots southwesterly 195.6 feet more or less; thence westerly 100 feet to a monument; thence northeasterly 198.0 feet more or less to the

southwest margin of Modena Court; thence with the southwest margin of said Court, 37.24 feet more or less to the point of beginning.

Being the same property conveyed to Donald R. Buckner and wife, Opel G. Buckner by deed from Taylor H. Henry, Jr. and wife, Linda N. Henry of record in Book 5031, page 422, Register's Office for Davidson County, Tennessee.

Taxes for the year 1989 are prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (x) property, known as 2235 Modena Court

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 assigns, to warrant and defend title 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 our hands this 19th day of October, 1989.

Taylor H. Henry Jr.
TAYLOR H. HENRY, JR.

Linda N. Henry
LINDA N. HENRY

FELIX WILSON III REGISTER DAVIDSON COUNTY TN. OCT 24 8 49 AM '89 # IDENTIF. REFERENCE

7 6 0 9

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Taylor H. Henry, Jr. and Linda N. Henry, the within named bargainors, 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 Nashville, Tennessee, this 19th day of October, 1989.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

8198 10/24 0101 03CHECK 187.18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

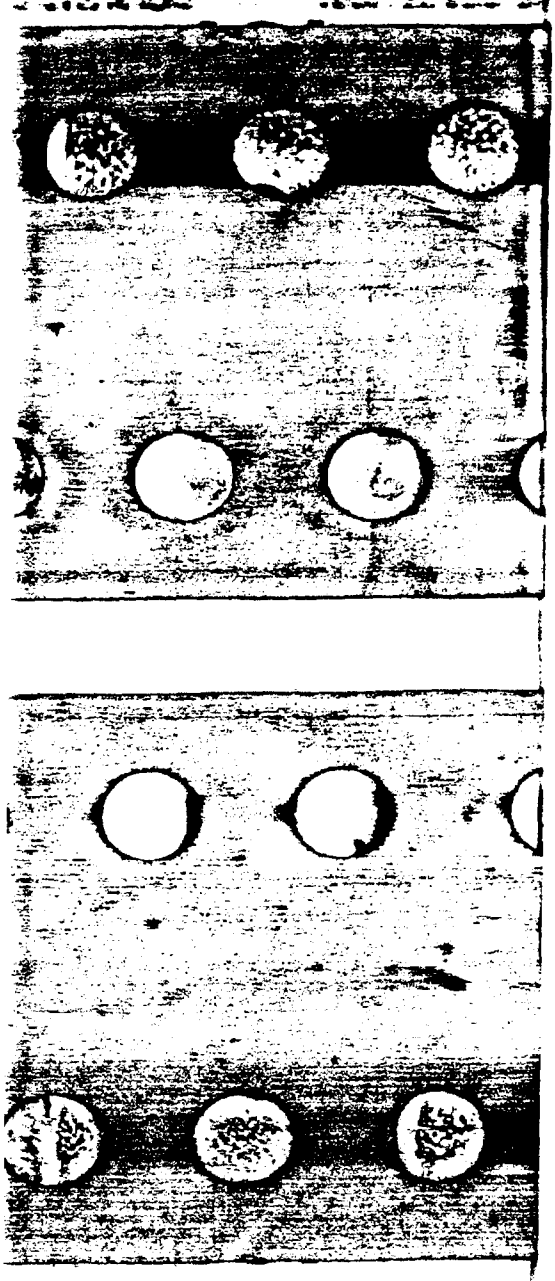
The actual consideration or value whichever is greater, for this transfer is $54,600.00.

Lloyd C. Cox
AFFIANT

Subscribed and sworn to before me this 19th day of October, 1989.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC



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 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

CAMT 54600.00
CON TX 180.18
PRFEE 1.00
WDEED 6.00
~~TOTAL 187.18~~
~~CHECK 187.18~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/24/89 01 08:51 0001 8198

76097

IDENTIF. REFERENCE

OCT 24 8 49 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260327