PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30950)
Dav. Co. File: Box 8

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 75,500.00

Martha Armstrong
Affiant

Sworn and subscribed before me this 27th day of June, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Douglas G. Cox
1311 Riverwood Drive
Nashville, TN 37216

MORTGAGEE:
Atlantic Coast Mortgage Co.
12700 Fair Lakes Circle, Ste. 400
Fairfax, VA 22033

MAP-PARCEL NUMBERS
15DZ-22920, 061-12-116

WARRANTY DEED

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, the undersigned **Annie Margaret Wilson, a single person** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas G. Cox and spouse, Martha A. Cox,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 63 on the plan of Eastdale Place, of record in Book 547, pages 29 and 30, Register's Office for said County.

SAID Lot No. 63 fronts 100 feet on the northerly margin of Riverwood Drive and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Annie Margaret Wilson and husband William M. Wilson by deed from Joseph M. Thompson and wife, Madeline P. Thompson of record in Book 2091, page 143, said Register's Office. William M. Wilson has since died.

This instrument is executed on behalf of Annie Margaret Wilson by S. Guy Wilson as Attorney in Fact pursuant to a Power of Attorney of record in Book 8364, page 111, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

266227

RECEIVED FOR RECORD
JUN 28 12 32 PM '91

This is improved property, known as: 1311 Riverwood Drive, Nashville, TN 37216

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 27th day of June, 1991.

Annie Margaret Wilson

Annie Margaret Wilson
By: S. Guy Wilson, Attorney in Fact

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 **S. Guy Wilson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Annie Margaret Wilson**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of June, 1991.

Notary Public

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: Annie Margaret Wilson and

TO: Douglas G. Cox and Martha A. Cox

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

S. Guy Wilson, Affiant

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me this

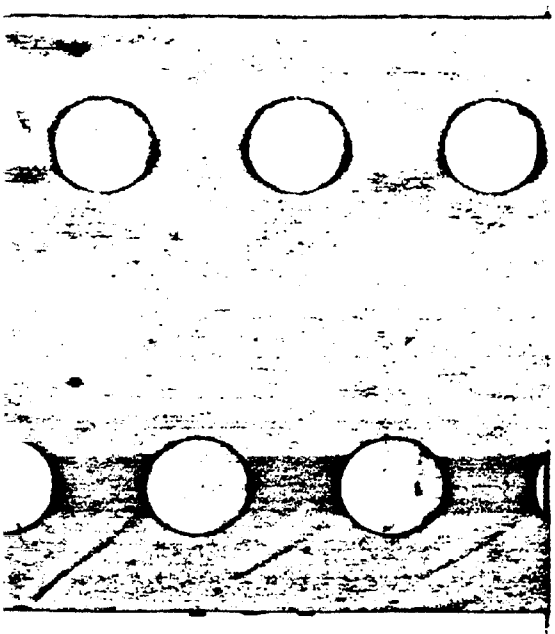
27th day of June, 1991.

Notary Public

My Commission Expires: 9/26/92

8847 06/28 0101 03CHECK 256.15





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8386 PAGE 114

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	75500.00
CON TX	249.15
PRFEE	1.00
WDEED	6.00
TOTAL	256.15
CHECK	256.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/28/91 01 12:32 0001 8947

26627.

IDENTIFICATION

JUN 28 12 32 PM '91

No. 435934

[redacted]