STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February, 19 92

_____
Notary Public

MY COMMISSION EXPIRES 3/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nigel Stanley Cox	DF Southeastern Mortgage of TN	11D 18575
(NAME)	(NAME)	
103 S. Graycroft Avenue	565 Marriott Drive Suite 250	42-15-4
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Virginia C. Harper Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nigel Stanley Cox and wife, Karen D. 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:

A small tract of land in the 11th Civil District of Davidson County, Tennessee, being shown as an unnumbered tract on the unrecorded Map of Marthonna and described as follows:

Beginning at a point in the east margin of Graycroft Road (now S. Graycroft Avenue), at 689.63 feet more or less south of the south margin of Old Hickory Boulevard, being the southwest corner of the property conveyed to Jas. O. Jones by deed of record in Book 2545, page 329, Register's Office for said County; thence with said Jones south line South 86 degrees 02' East 270 feet to a point in the east margin of Graycroft Road; thence with the margin of the same North 2 degrees 58' East 120 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property as described in Agreed Final Order in the Third Circuit Court for Davidson County, Tennessee, being The Metropolitan Government of Nashville and Davidson County vs. Virginia C. Thomas, of record in Book 8493, page 459, Register's Office for said County:

Tract No. 42-15-4 - Right-of-Way
Beginning at a point on the northwest corner of parcel 4 of map 42-15 and lying on the easterly right-of-way line of Graycroft Avenue; thence S 83 degrees 20' 22" E for a distance of 0.07 feet to a point; thence S 6 degrees 47' 53" W along proposed right-of-way line for a distance of 73.84 feet to the point of beginning and containing therein an area of 2.58 more or less square feet.

CONTINUED

unimproved ( )
This is improved (X) property, known as 103 S. Graycroft Avenue, Madison, Tennessee 37115
(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 26th day of February, 19 92

Virginia C. Harper Thomas — Leon Thomas

DCFNoLW 12/88
First Data Systems, Inc.
1-800-626-5427

LEGAL DESCRIPTION CONTINUATION

Temporary Easement for Slope Purposes
Being a 15 foot wide strip of land lying adjacent to, parallel, and on the east side of the existing right-of-way line of South Graycroft Avenue for a distance of 94 feet and containing therein an area of 1410 more or less square feet.

Permanent Drainage Easement
Beginning at a point at approximately Sta. 47+43.96, 25.04 feet right of existing baseline of Project 85-R-50, Graycroft Avenue; thence N 06 degrees 44' 38" E for a distance of 26.04 feet to a point; thence N 83 deg. 20' 22" W for a distance of 35.00 feet to the point of beginning and containing therein an area of 911.30 more or less square feet.

Being a portion of the same property conveyed to Quinnie B. Harper, Jr. and wife, Virginia C. Harper, by deed from George P. Howell and William H. Howell of record in Book 2604, page 533, Register's Office for Davidson County, Tennessee; the said Quinnie B. Harper, Jr. having since died. The said Virginia C. Harper having since married, now being Virginia C. Harper Thomas.

LEON THOMAS joins in this conveyance for the express purpose of relinquishing all marital rights he may have in subject property now or in the future.

BOOK 8565 PAGE 641

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 Virginia C. Harper Thomas and husband, Leon Thomas

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 26th day of February, 19 92.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

89294

IDENTIF. TREFERENCE

MAR 4 8 15 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

Virginia C. Harper Thomas

TO

Nigel Stanley Cox and wife, Karen D. Cox

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

2939 03/04 0101 03CHECK 272.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8565 PAGE 642

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

CAMT 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 9.00
TOTAL 272.70
CHECK 272.70

03/04/92 01 08:14 0001 2939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89294

IDENTIF. TREFERENCE

MAR 4 8 15 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 507425