ADDRESS OF NEW OWNER:
Thomas F. Cox
4324 Signal Hill Dr.
Nashville, TN 37205

SEND TAX BILLS TO:
Same

MAP-PARCEL NOS.:
Map 116-5
Parcel 74

WARRANTY DEED

For good and valuable consideration paid and received, the Grantors, MARY PAULINE HAGER STEINER and husband, KEITH J. STEINER, KEITH JAMES STEINER, JR., SUSAN MARY STEVENS, and JONATHAN HARRY STEINER, have bargained and sold, and by these presents do transfer and convey unto the Grantees, THOMAS F. COX and wife, NAN B. COX, their heirs and assigns, that certain tract or parcel of land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 22 of Block No. 8 in the John Calhoun's Resubdivision of a part of Royal Oaks Subdivision, a plan of which is of record in Book 547, page 167, Register's Office for said County.
>
> Said Lot No. 22 fronts 100 feet on the northerly side of Signal Hill Drive and runs back between parallel lines 176 feet 10 inches on its westerly line and 177 feet 5 inches on its easterly line to a dead line, and measures 100 feet thereon.
>
> Being the same property in which the Grantors acquired their interests as follows: Mary Pauline Hager Steiner (who is one and the same person as Polly Hager) as devisee under the will of Hallie Wright Hager, whose will is of record in Will Book 68, page 420, County Court of Davidson County, Tennessee, and by deed from F. W. Hager of record in Book 2536, page 363; Keith J. Steiner by deed from Mary Pauline Hager (now Steiner) of record in Book 8001, page 249; Keith James Steiner, Jr., Susan Mary Stevens, and Jonathan Harry Steiner, as devisees under the will of Jean Hager, whose will is of record in Will Book 180, page 718, Probate Court of Davidson County, Tennessee.

Unless otherwise stated, the Books and pages cited herein refer to the records of the Register's Office for Davidson County, Tennessee. The description of the property is taken from the last instrument of transfer registered in said Register's Office, of record in Book 8585, page 734.

This is improved property at 4324 Signal Hill Drive, Nashville, TN 37205.

Said property is conveyed subject to restrictive covenants of record in Book 834, page 56, to matters shown on the Plan of record in Book 547, page 167, to a sanitary sewer easement of record in Book 5854, pages 982 and 984, and to the lien of 1992 ad valorem taxes which have been prorated and assumed by the Grantees.

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 the Grantors do covenant with the Grantees that the Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and that the same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

JERI JANSSEN STEINER, the spouse of Keith James Steiner, Jr.; MICHAEL STEVENS, the spouse of Susan Mary Stevens; and KELLY L. STEINER, the spouse of Jonathan Harry Steiner; join herein and convey to the Grantees all right, title and interest that they may have in said property by reason of the marital relationships, but no further or otherwise.

9209/JJA
090392

Witness our hands this 11TH day of September, 1992.

Mary Pauline Hager Steiner
by John J. Archer
MARY PAULINE HAGER STEINER

Keith J. Steiner
by John J. Archer
KEITH J. STEINER

Keith James Steiner, Jr.
by John J. Archer
KEITH JAMES STEINER, JR.

Jeri Janssen Steiner
by John J. Archer
JERI JANSSEN STEINER

Susan Mary Stevens
by John J. Archer
SUSAN MARY STEVENS

Michael Stevens
by John J. Archer
MICHAEL STEVENS

Jonathan Harry Steiner
by John J. Archer
JONATHAN HARRY STEINER

Kelly L. Steiner
by John J. Archer
KELLY L. STEINER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William H. Cameron, a Notary Public of the State and County aforesaid, JOHN J. ARCHER, 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 for the makers, Mary Pauline Hager Steiner, Keith J. Steiner, Keith James Steiner, Jr., Jeri Janssen Steiner, Susan Mary Stevens, Michael Stevens, Jonathan Harry Steiner, and Kelly L. Steiner, as evidenced by instruments to be recorded contemporaneously herewith, and that he is duly authorized by the said makers to execute this instrument on their behalf and on behalf of each of them.

Witness my hand, at office, this 11th day of September, 1992.

William H. Cameron
Notary Public

My commission expires: 9/25/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration given for this transfer or the value of the property transferred is $150,000.00.

Thomas J. Cox
AFFIANT

Sworn to and subscribed before me this 11TH day of September, 1992.

Notary Public

My commission expires: 11-27-93

THIS INSTRUMENT WAS PREPARED BY:
John J. Archer, Attorney
300 Court Square Building
Nashville, TN 37201

4 5 1 1:6: 4
IDENT REFERENCE
SEP 1 1 09 PM '92
DAVIDSON COUNTY TN
PICK-UP
0054 09/11 0101 03CHECK 564.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8728 PAGE 156

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	150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	564.00
			CHECK	564.00

09/11/92 01 13:10 0001 5954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 1 6 4

IDENTIFICATION REFERENCE

SEP 11 1 09 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 569613