#12332 File Box 38 First Title and Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9264 PAGE 846

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37205

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JILL E. WATSON (NAME)	THE PRUDENTIAL HOME MORTGAGE (NAME)	~~Map 103-15-A~~
101 Postwood Place (STREET ADDRESS OR ROUTE NUMBER)	8000 Maryland Avenue, Suite 1400 (STREET ADDRESS)	Parcel 1.00
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Clayton, MO 63105 (CITY) (STATE) (ZIP)	FB 8DA60161

FOR AND IN 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, VIRGINIA ANN COX, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JILL E. WATSON, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the Plan of Revised Postwood, as of record in Plat Book 5200, page 104, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Winfred L. Cox and wife, Virginia Ann Cox by deed from THW Corporation of record in Book 5716, page 857, said Register's Office. Winfred L. Cox and Virginia Ann Cox have since been divorced by final degree in the 4th Circuit Court for Davidson County, Tennessee. Winfred L. Cox has subsequently conveyed his interest in said property to Virginia Ann Cox by quitclaim deed of record in Book 6123, page 147, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantee; (2) Covenants, Conditions, By-Laws, and Restrictions of record in Book 5116, page 225, amended in Book 5635, page 706, corrected in Book 5794, page 68, and amended in Book 5910, page 322, and in Book 8240, page 746; (3) Easement of record in Book 6660, page 464; (4) Charter of record in Book 5116, page 220; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 104, said Register's Office.

Clifton W. Emerson, spouse of Virginia Ann Cox, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Virginia Ann Cox.

22911

IDENTIFICATION REFERENCE

94 MAR -2 AM 11:06
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( ) This is improved (XX) property, known as 101 Postwood Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of February, 1994.

Virginia Ann Cox
VIRGINIA ANN COX

Clifton W. Emerson
CLIFTON W. EMERSON

[redacted]

BOOK 9264 PAGE 847

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA ANN COX AND HUSBAND, CLIFTON W. EMERSON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of February, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, 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 $ 225,000.00

Jill E. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM VIRGINIA COX

TO JILL E. WATSON

557.50 03/02/94 01:03:02PM CHECK 84150

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9264 PAGE 848

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 225000.00
				CON TX 832.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 841.50
				CHECK 841.50
			03/02/94 01	11:01 0001 6579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22944
IDENTIFICATION REFERENCE

94 MAR -2 AM 11:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 762014