Saturn & Mazer
File "7"
File #33261

FROM 9639 PG 995

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Cox	First Tennessee Bank National	82-16-377
(NAME)	(NAME)	
815 Shelby Avenue	P.O. Box 351	18W-6700
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Memphis, Tennessee 38101	
(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, Estate of Michael James Renner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Cox and wife, Debbie J. Cox 475.20

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:

LAND in Davidson County, Tennessee, being Lot No. 137 on the Plan of J. S. Williams Addition to Edgefield, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 137 fronts 50.0 feet on the South side of Shelby Avenue and runs back between parallel lines, 175.0 feet to an alley.

BEING the same property conveyed to ~~Estate of~~ Michael James Renner*, by deed from Edna Adams Hooper, of record in Book 8074, Page 165, Register's Office for Davidson County, Tennessee. Said property is being conveyed pursuant to an order of Probate Court dated March 17, 1995 in Case # 99893. The foregoing is the same legal description as appears in the previous deed of record.

* now deceased

PLEASE PRESS FIRMLY WHEN TYPING OR PRINTING

95 MAR -6 PM 2:32

DAVIDSON COUNTY TENN.

IDENTIFICATION REFERENCE 49478

unimproved ( )
This is improved (X) property, known as 815 Shelby Avenue, Nashville, Tennessee 37206
(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 30th day of March, 19 95

Estate of Michael James Renner

By the Executrix of Estate
Audrey Michele Ponder

First Data Systems, Inc

1-800-626 5427

BOOK 9639 PG 973

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 Estate of Michael James Renner
Audrey Michele Ponder, Executrix of Estate

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of March 19 95.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Alan D. Mazer, a Notary Public within and for the State and County aforesaid, personally appeared Audrey Michele Ponder and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged herself to be the Executrix and _____ respectively of the Estate of Michael James Renner, deceased the within named bargainor, and that she as such Executrix 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 Audrey Michele Ponder as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville this the 30th day of March 19 95.

My commission expires 7/25/98

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

WARRANTY DEED

FROM
Estate of Michael James Renner

TO
John R. Cox and wife, Debbie J. Cox

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

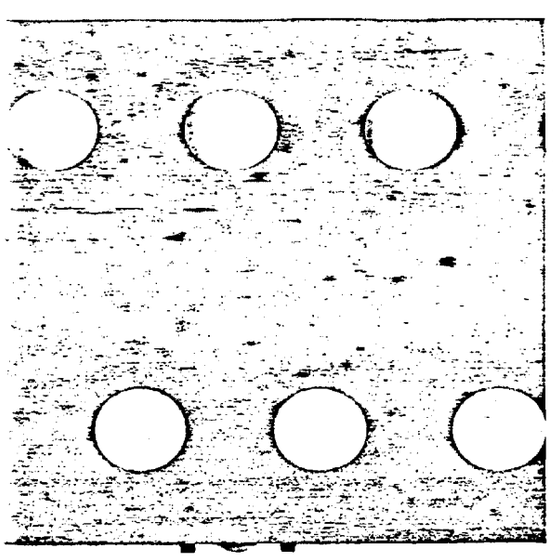
RECEIVED OF _____

FOR _____

BOOK 9639 PG 907

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
126000.00
CON TX 466.20
PRFEE 1.00
[illegible] 3.00
[illegible] 475.20
CHECK 475.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49478
IDENTIFY AS REFERENCE

95 APR -6 PM 3:33

[illegible]
DAVIDSON COUNTY, TN.

04/06/95 01 15:32 0001 8570

No. 898085