58

# WARRANTY DEED

BOOK 9984 PG 684

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Tracy Shannon-Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 11-10-98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy R. Cox | Mid State Financial Services Inc | MAP 172-14 |
| (NAME) | (NAME) | |
| 605 Mt. Pisgah Court | 2021 Richard Jones Road #200 | PARCEL 2 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Nashville, Tennessee 37215 | |
| (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, Robert E. Young, Jr. and wife, Lora Miller Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy R. Cox and wife, Tracy Shannon 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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Mt. Pisgah Heights of record in Book 5210, page 302, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 143.66 feet on the westerly margin of Mt. Pisgah Court and extends back 175.64 feet on the northerly line and 153.18 feet on the southerly line to a dead line in the rear, measuring 176.00 feet thereon.

Being the same property conveyed to Robert E. Young, Jr. and wife, Lora Miller Young by deed from Issac N. Hulme, III and wife, Ann Hulme of record in Book 8489, page 703, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Restrictive covenants contained in an instrument of record in Book 5634, page 15, Register's Office for Davidson County, Tennessee.

Plan of record in Book 5210, page 302, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved ( X ) property, known as 605 Mt. Pisgah Court, Nashville, Tennessee 37211
(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 our hand s this 15th day of March 19 96

Robert E. Young, Jr.

Lora Miller Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Young, Jr. and wife, Lora Miller Young

the bargainor S 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 Franklin, Tennessee, this 15th day of March 19 96.

Commission expires 11-30-97

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 _____

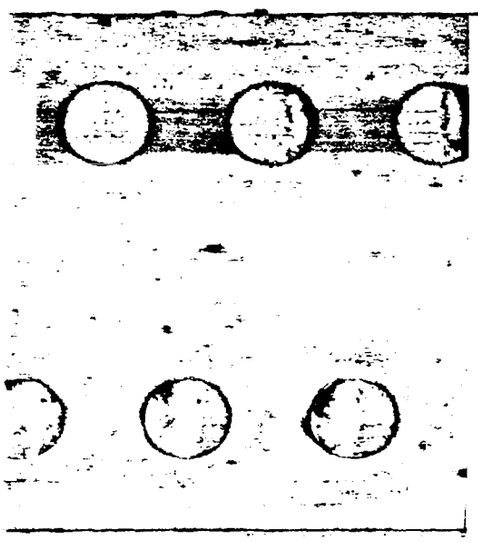
Notary Public

0347 03/20 0101 03CHECK 330.90



0161874
IDENTIF. ↑ REFERENCE

96 MAR 20 PM 12:10
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

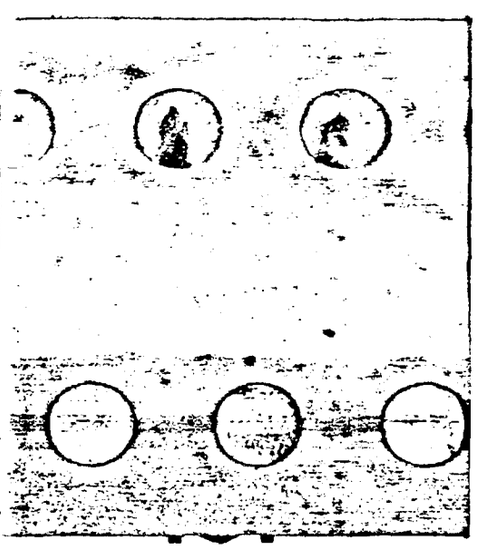
BOOK 9984 PG 686

| | | |
|---|---|---|
| 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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
TOTAL 330.90
CHECK 330.90

03/20/96 01 12:11 0001 0347



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161874
IDENTIF. ↑ REFERENCE

96 MAR 20 PM 12:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1018394