Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10074 pg 699

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 5.24.97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis J. Cox	same	MAP 81-6
(NAME)	(NAME)	
2716 Jenkins Street		PARCEL 134
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		8DA08992
(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, Evelyn Smith Lathon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis J. Cox and wife, Barbara J. 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:

Being Lot No. 21 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jenkins Street at the corner of Lot Nos. 20 and 21; thence with the line between said two lots northwardly 93 feet to the corner of Lot Nos. 20, 21 and 22; thence with the line between said Lot Nos. 21 and 22 westwardly 107.5 feet to the easterly margin of 28th Avenue North; thence with same southwardly 72.5 feet to the beginning of a curve, thence around said curve with a radius of 20 feet southeastwardly 31.42 feet to the northerly margin of said Jenkins Street; thence with same eastwardly 83.39 feet to the beginning.

Being the same property conveyed to William Carl Lathon and wife, Evelyn Smith Lathon by deed from Oakmont Development company of record in Book 2956, page 95, Register's Office for Davidson County, TN. The said William Carl Lathon having since died and the property vested in Evelyn Smith Lathon by estate by the entireties.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is unproved (X) property, known as 2716 Jenkins Street, Nashville, TN 37208
(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 4th day of June 19 96

Evelyn Smith Lathon

BK 10074 PG 700

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 Evelyn Smith Lathon

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 4th day of June 19 96.

Commission expires 11/22/97

Laura A Beasley
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

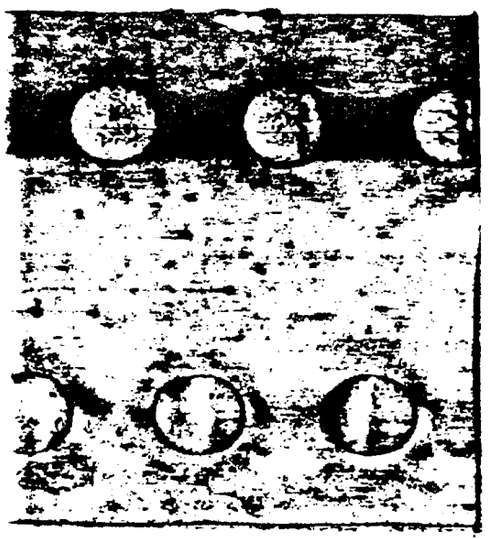
LEGAL DESCRIPTION CONTINUATION

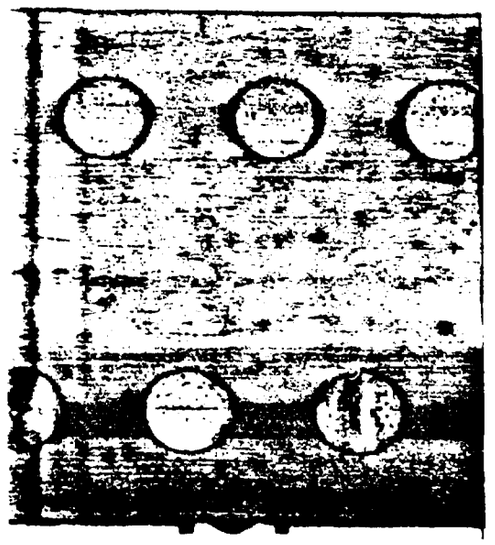
The legal description is the same as the previous deed of record.

9463 06/05 0101 03CHECK 131.10

0189029
IDENTIF. & REFERENCE

96 JUN -5 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

RBK 10074 PG 701

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	33000.00
CON TX	122.10
PRFEE	1.00
WDEED	8.00
TOTAL	131.10
CHECK	131.10

06/05/96 01 08:45 0001 9463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189029
IDENTIF. # REFERENCE

96 JUN -5 AM 8:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047335