BOOK 10104 PG 191

THIS INSTRUMENT PREPARED BY:
CAROLYN E. UNDERWOOD, ATTORNEY
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

ADDRESS NEW OWNER AS:	**PARTY RESPONSIBLE FOR TAXES:**	**MAP-PARCEL NO.**
ANN COX et vir. **MONTY L. COX** 1605 Benjamin Street Nashville, TN 37206	**Same**	83-2-168

FOR AND IN CONSIDERATION of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **WILLIAM D. STILTZ**, (herein "Grantor") do hereby transfer and convey unto **ANN COX and husband, MONTY L. COX,** (herein "Grantees"), their heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Being the westerly 25 feet of Lot No. 51 and all of Lot No. 52 on the map showing subdivision of certain lots in Blocks "A", "B" and "C", of the Weakley Home Place, as of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.
>
> Beginning on the northerly margin of Benjamin Street at the corner of Lot Nos. 52 and 53; thence with the line between said two lots, northwardly 207 feet; thence eastwardly 18 feet; thence southwardly 27 feet; thence eastwardly 65 feet, more or less, to a point 25 feet east of the northeast corner of Lot No. 52; thence southwardly 187.4 feet more or less, to the northerly margin of Benjamin Street at a point 25 feet east of the southeast corner of said Lot No. 52; thence with said street westwardly 75 feet to the beginning.
>
> Being the same property conveyed to William D. Stiltz and John D. Stiltz, a partnership, by deed from Herman T. Cobb and wife, Edna Cobb of record in Book 4750, Page 684, and quit claimed from John D. Stiltz to William D. Stiltz of record in Book 9978, page 167, Register's Office for Davidson County, Tennessee.

This is improved real property known as **1605 Benjamin Street, Nashville, TN 37206**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **ANN COX and husband, MONTY L. COX**, their heirs and assigns forever.

The undersigned covenant with the said **ANN COX and husband, MONTY L. COX**, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except:

1. Real property taxes for 1996 prorated to date of closing and assumed by the Grantee.

2. The Plan of record in Book 547, page 12, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said **ANN COX and husband, MONTY L. COX,** their heirs and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 27th day of June, 1996.

WILLIAM D. STILTZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon Denise Stevens a Notary Public in and for said State and County, the within named **WILLIAM D. STILTZ**, the bargainors, 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 Nashville, Tennessee this 27th day of June, 1996.

Notary Public

My Commission Expires: 7-27-94

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $42,000.00

AFFIANT

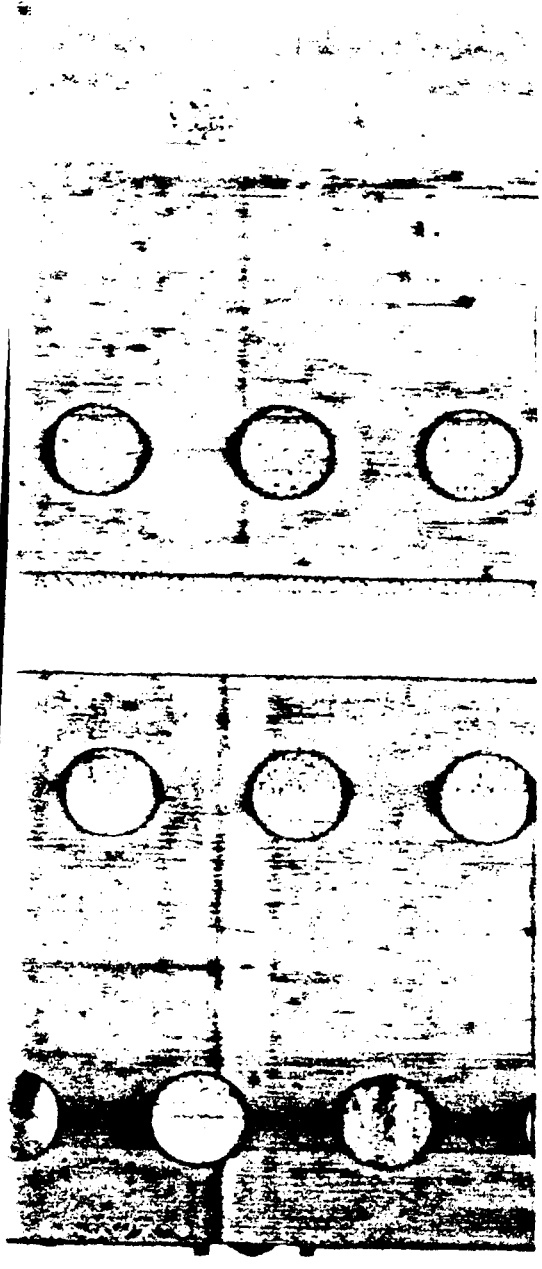
Sworn to and subscribed before me, this 27th day of June, 1996.

Notary Public

My Commission Expires: 7-27-94

File No. 1466

0198283
PICK-UP
96 JUL 1 AM 8:40



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10104 PG 193

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 8.00
TOTAL 164.40
CHECK 164.40

07/01/96 01 08:47 0001 9475

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198283
IDENTIF. & REFERENCE

96 JUL 31 AM 8:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1057219