41

BK/PG 10425:310

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BERTA D. WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Cox	Tucker Federal Bank	MAP 33-8
(NAME)	(NAME)	
154 Hardaway Drive	P.O. Box 211788	PARCEL 66
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Augusta, GA 30917-1788	GO 6062
(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 Ira T. Leighton, Deceased, Marie Felts, Executrix and Maxine Bartoul

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Cox and wife, Jennifer L. 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. 305 on the Plan of Gatewood, Section II, as of record in Plat Book 3700, pages 144 and 145, Register's Office for Davdison County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Ira T. Leighton by deed from Charles E. Hampton and wife, Mai O. Hampton of record in Book 9787, page 126, Register's Office for Davidson County, Tennessee. The said Ira T. Leighton, having since died December 18, 1996, a resident of Davidson County, Tennessee. By the Last Will and Testatment of IRA THOMAS LEIGHTON, of record in Will Book 212, page 615, Probate Court, Davidson County, Tennessee, property was devised to Maxine Bartoul.

0296947

IDENTIFICATION REFERENCE

97 APR 23 AM 9:04

REGISTER OF DEEDS

2286 04/23 0101 03CHECK 305.00

unimproved ( )
This is improved (X) property, known as 154 Hardaway Drive, Goodlettsville, TN 37072
(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~~ our hand s this 11 day of _____, 19____

Estate of Ira T. Leighton
By: _____
Marie Felts, Executrix

X Maxine Bartoul
Maxine Bartoul

BOOK 10425 PG 311

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 Marie Felts

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 Goodlettsville, Tennessee, this 4th day of April, 19 97

Commission expires 11-27-99

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

STATE OF OHIO
COUNTY OF

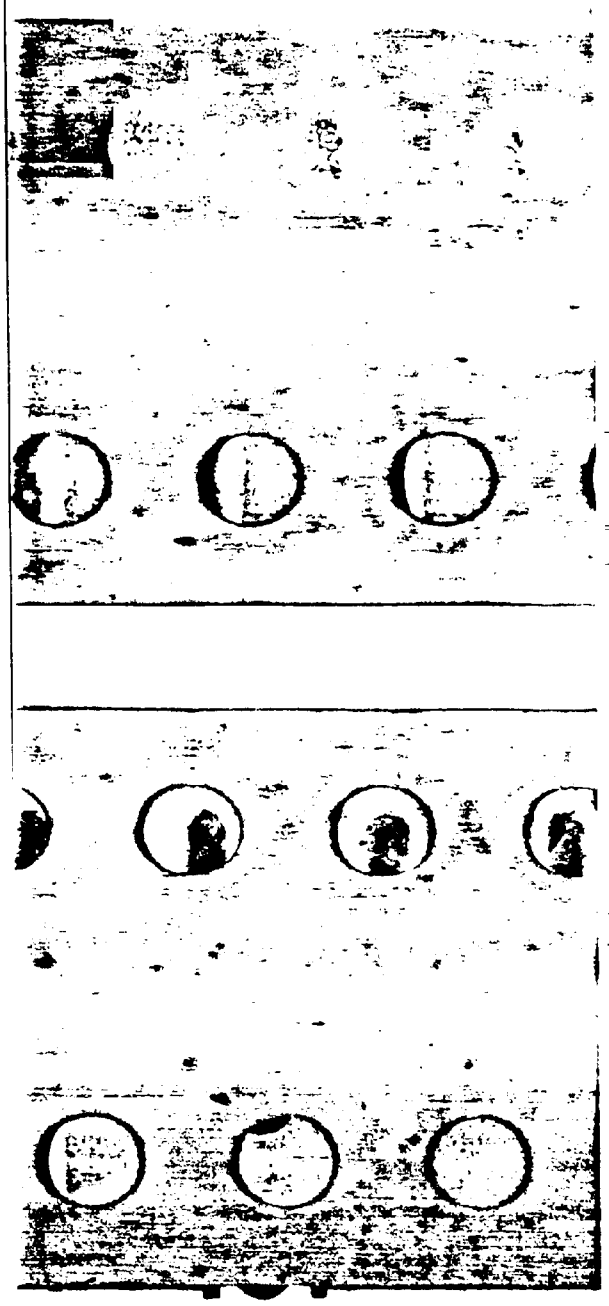
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAXINE BARTOUL the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Ohio, this 7th day of April, 1997.

Commission Expires: 10-28-97

KATHLEEN E. BRADLEY
NOTARY PUBLIC, STATE OF OHIO
Recorded in Summit County
My Comm. Expires Oct. 28, 1997

_____
Notary Public

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10425 PG 312

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 80000.00
CO TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00
04/23/97 01 09:01 0001 2086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296947

IDENTIFICATION REFERENCE

97 APR 23 AM 9:04

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1142115