After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, Tn. 37211

BOOK 10493 PG 714

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ROBERT D. MOLES and wife, ELIZABETH ANN MOLES** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **ANITA COX,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

**SEE ATTACHED EXHIBIT "A"**

97 JUN 20 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03 17970
IDENTIF. ✦ REFERENCE

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of June, 1997.

Robert D. Moles
ROBERT D. MOLES

Elizabeth Ann Moles
ELIZABETH ANN MOLES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10499 PG 715

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT D. MOLES and wife, ELIZABETH ANN MOLES, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 1996.

Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp. 8-12-97 RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $62,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of June, 1997.

Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp. 8-12-97 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN 37211

MAP AND PARCEL NUMBERS: Map 096-13 Parcel 014.00

ADDRESS NEW OWNER:

Anita Cox
2720 Welman Drive
Nashville, Tn. 37214

SEND TAX BILLS TO:

same

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 on the Plan of Perry Heights Subdivision, as of record in Book 2900, page 18, Register's Office for Said County.

Said Lot No. 6 fronts 70 feet on the north side of Wellman Drive and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Robert D. Moles and wife, Elizabeth Ann Moles by Warranty Deed from Richard G. Hunter and wife, Dorothy A. Hunter, dated February 20, 1964, recorded February 24, 1964, in Book 3679, page 389, Register's Office of Davidson County, Tennessee.

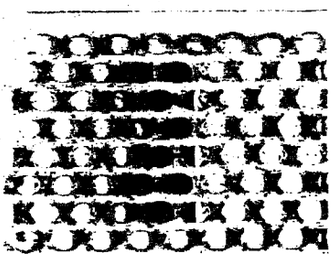
5409 06/20 0101 03CHECK 244.25

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

RECEIVED OF _____

FOR _____

BOOK 10499 PG 717



| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

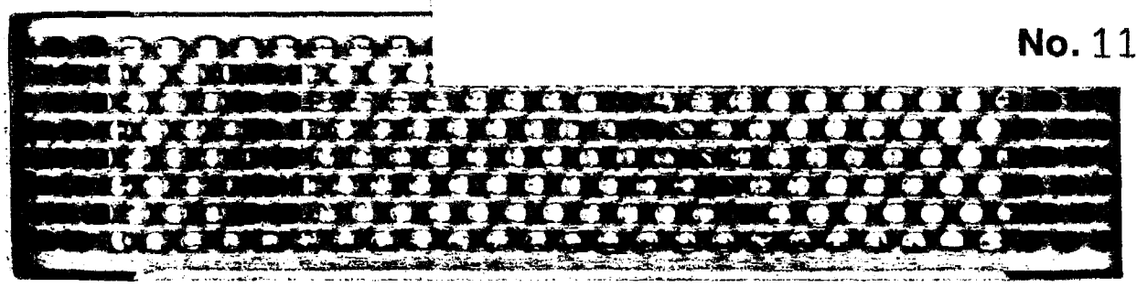
| | |
|---|---|
| CAMT | 62500.00 |
| CON TX | 231.25 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 244.25 |
| CHECK | 244.25 |

06/20/97 01 08:39:0001 5409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03117970
IDENTIF. ↑ REFERENCE

97 JUN 20 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1165052