186

BOOK 10890 PG 679

This Instrument Prepared From
Information Furnished By The Parties

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **April, 1998** between CHARLIE M. BRYANT, A WIDOWER, UNMARRIED, GRANTOR, and HAROLD G. COX and HELEN V. COX, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLIE M. BRYANT, A WIDOWER, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto HAROLD G. COX and HELEN V. COX, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

1037 E. Mn. B

This is improved property known as ~~3700~~ WEST GRANADA, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: X Charlie M. Bryant
CHARLIE M. BRYANT Signature of Seller

0426722
IDENTIF. ↑ REFERENCE

98 APR 20 PM 1:21
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

53360 04/20 01:01 03CHECK

66.65

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CHARLIE M. BRYANT, A WIDOWER, UNMARRIED, the within named 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, at office, this **16th** day of **April, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

HAROLD G. COX and HELEN V. COX, HUSBAND AND WIFE and
335 Hillcrest Dr.
Madison Tn 37115

Property Address:
1037 C, M. B
~~3700~~ **WEST GRANADA**
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 83-1, PARCEL 163

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$14,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

x Harold Cox
Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **April, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being the easterly 50 feet of Lot No. 12 on theMap of W.H. Hyronemus Addition, as of record in Book 161, page 174, Register's Office for said County.

Said part of said Lot No. 12 fronts 50 feet on the northerly side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines 168 feet to an alley.

BEING the same property conveyed to CHARLIE M. BRYANT AND WIFE, MARIE L. BRYANT, by Warranty Deed from JOHN SANDLIN AND LENNICE W. WOMACK, of record in Book 3818, page 748, Register's Office for DAVIDSON County, Tennessee. The said MARIE L. BRYANT having since died, the property vested by operation of law in her surviving spouse, CHARLIE M. BRYANT, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 83-1, PARCEL 163).

2. All matters as set forth on the Plan of record in Plat Book 161, page 174, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10890 PG 682

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 14500.00
CON TX 53.65
PRFEE 1.00
WDEED 12.00
TOTAL 66.65
CHECK 66.65

04/20/98 01 13:22 0001 5360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426722
IDENTIF. # REFERENCE

98 APR 20 PM 1:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1281504