This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

BOOK 10991 PG 194

ADDRESS NEW OWNER:
TEDDY P. COX and ANN L. COX
236 **Craigmeade Drive**
Nashville, Tennessee 37214

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
None

MAP **095-06-0**
PARCEL **016.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MATHILDA M. CROCKETT, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **TEDDY P. COX and wife, ANN L. COX**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Craigmeade Subdivision, Section II, of record in Book 3300, Page 13, Register's Office for said County as follows:

Said Lot No. 49 fronts 125.0 feet on the Westerly side of Craigmeade Drive and runs back 339.1 feet on the Northerly line and 414.4 feet on the Southerly line to a dead line, measuring 145.9 feet thereon.

Being the same property conveyed to Mathilda Murray Crockett and Clara L. Crockett by Deed from John H. Wilson and wife, Louise Wilson of record in Book 3433, Page 89, Register's Office for Davidson County, Tennessee. The said Clara L. Crockett having since died, her estate having been administered in Probate Court of Davidson County, Tennessee, Probate #71162. Her interest being distributed pursuant to the Agreed Order for Approval of Distribution of Estate of record in Book 6670, Page 779, assigning her entire one-half (½) undivided interest to Mathilda Murray Crockett. This was accomplished by Quitclaim of record in Book 6670, Page 784, Register's Office for Davidson County, Tennessee, and by Quitclaim of record in Book 6670, Page 786, said Register's Office.

This is improved property known as 232 Craigmeade Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to plat of record in Book 3300, Page 13, Register's Office for Davidson County, Tennessee.
2. Subject to Restrictive Covenants of Craigmeade Subdivision, Section II, of record in Book 3277, Page 475, Register's Office for Davidson County, Tennessee.

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

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself, her 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.

WITNESS my hand this the 24th day of June, 1998. BOOK 10991 PG 195

MATHILDA M. CROCKETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **MATHILDA M. CROCKETT**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of June, 1998.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $118,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of June, 1998.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

5359 06/25 0101 03CHECK 445.60

98 JUN 25 AM 9:13

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0454771

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10991 PG 196

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

118000.00

CON TX 436.60

PRFEE 1.00

WDEED 8.00

TOTAL 445.60

CHECK 445.60

06/25/98 01 09:13 0001 5359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045477 IDENTIF. ↑ REFERENCE

98 JUN 25 AM 9:13

FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY, TN.

No. 1311168