# WARRANTY DEED

**Address New Owner as Follows:**
Anthony T. Cox and wife, Anna M. Cox
105 Graeme Drive
Nashville, TN 37214

**SEND TAX BILLS TO:**
LaDonna Meuchel
2204 Lebanon Road
Nashville, Tn. 37214

**THIS INSTRUMENT PREPARED BY:**
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 391-0655
FAX (615)872-9982

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**
The actual consideration or value, whichever is greater, for this transfer is:

**MAP AND PARCEL**
Map 084-14
Parcel 016.00

**$118,300.00**

LaDonna Meuchel
**Affiant**

Subscribed and sworn to before me, this the 31st day of December, 1998.

Donald R. O'Guin
**Donald R. O'Guin, Sr., Notary Public**

My Commission Expires:
SEPTEMBER 29, 2001

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Anthony T. Cox and wife, Anna M. Cox**, (the "Grantees" herein) the receipt whereof is hereby acknowledged, the undersigned Grantors, **Julie A. O'Guin and LaDonna Meuchel** (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Anthony T. Cox and wife, Anna M. Cox,** their successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

**LAND** in Davidson County, Tennessee, being Lot No. 142 on the Plan of the Map of Donelson Hills Subdivision, of record in Book 2331, Page 22 and 23, in the Register's Office for Davidson County, Tennessee.

**BEING** the same property conveyed to Julie A. O'Guin and LaDonna Meuchel by Warranty Deed from Beverly Joan Bell, Harold Kelly Jones, and Marilyn J. Rashmir, of record in Book 11028, Page 694, 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 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 use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

**IN WITNESS WHEREOF** we have hereunto set our hands on this the 31st day of December, 1998.

Julie A. O'Guin

LaDonna Meuchel

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**PERSONAL ACKNOWLEDGEMENT**

Before me, Donald R. O'Guin, Sr., a Notary Public in and for said State and County aforesaid, personally appeared the within named, Julie A. O'Guin and LaDonna Meuchel, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1998.

**Donald R. O'Guin, Sr., Notary Public**

My commission expires September 29, 2001.

0532171
IDENTIF. & REFERENCE
99 JAN -4 PM 12:12
BILL GARNER
DAVIDSON COUNTY REGISTER
DAVIDSON CO., TN.
7814 01/04 0101 03CHECK 448.71

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 11279 PAGE 480

FOR _____

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

CAMT
118300.00
CON TX 437.71
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 448.71
CHECK 448.71

01/04/99 01 12:10 0001 7914

05321711
IDENTIF. & REFERENCE

99 JAN -4 PM 12:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1407312