BK 3767

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William D. Feldhaus and Marie E. Feldhaus (NAME)	Guaranty Mortgage Company (NAME)	16D-W9-2768
Richards St., (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	
Nashville, (CITY) Tennessee (P. O. ZONE) (STATE)	Nashville, (CITY) 3, (ZONE) Tennessee (STATE)	

For and in consideration of the sum of Ten and No/100 ----------($10.00)---------- DOLLARS cash in hand paid by William D. Feldhaus and wife, Marie E. Feldhaus

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, W. P. Russell and wife, Virginia C. Russell

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 37 on the Plan of the northerly part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for said County.
Said part of Lot No. 37 fronts 100 feet on the westerly side of Richards Street and extends back between parallel lines 200 feet to a dead line.
Being part of the real property conveyed to W. P. Russell and wife, Virginia C. Russell, by deed from Margaret R. Smartt and husband, dated September 6, 1963, filed September 6, 1963, and recorded in Book 3616, page 381, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1964 taxes have been prorated and are hereby assumed by the purchasers.

This is improved (X) property, known as Richards Street, (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 our hands this 9th day of June 1964.

W. P. Russell
Virginia C. Russell

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named W. P. Russell and wife, Virginia C. Russell, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 1964.

Commission expires: February 1, 1965 Notary Public A. M. Tenison

NOTARY PUBLIC

TENNESSEE TITLE COMPANY

NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUN 10 1964 A.D. at 1:48 o'clock P.M.
Noted in Book 1094 Page 218
FOR REVENUE STAMPS BURNED
Recording Fee $ 2.00
Filed & Recorded
Felix G. Kelly, Register
BY Lee
DEPUTY COUNTY REGISTER'S STAMP

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER STAMP BELOW

WILLIAM D. FELDHAUS ET UX

To

W. P. RUSSELL ET UX

Warranty Deed

FROM

35431

BK 3767 PG 335