WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	David A. Rankin, et ux	6 DW8-20705
(NAME:)	(NAME:) 604 Southgate Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------- EIGHT HUNDRED and no/100 ($800.00) ---------- *DOLLARS* cash paid, and the agreement of vendees to assume and pay the balance owing on a note dated July 30, 1963, in original amount of $8,450.00, payable to United Mortgagee Servicing Corporation, in monthly payments of $46.73, beginning on September 1, 1963, and ending August 1, 1983, secured by deed of trust to J. J. Foley, Trustee, of record in Book 3623, page 467, Register's Office for Davidson County, Tennessee, we,

Earnest C. Woodard and wife, Helen V. Woodard,

have bargained and sold, and by these presents do transfer and convey unto the said David Andrew Rankin and wife, Mildred E. Rankin, 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 Lot No. 1 on the Plan of Patton's Re-Subdivision of Lot No. 15 and part of Lot No. 16 in John P. Williams' Addition, of record in Book 974, page 44, Register's Office for said County.

Said Lot No. 1 fronts fifty (50) feet on the northerly side of Southgate Avenue and runs back between parallel lines 303 feet to an alley.

Being the same property conveyed by deed from Thomas M. Appleton and wife, Dorothy C. Appleton to Earnest C. Woodard and wife, Helen V. Woodard, of record in Book 3610, page 531, said Register's Office.

1964 taxes pro-rated to date of deed.

This is {unimproved / improved} property, known as 604 Southgate Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Andrew Rankin and wife, Mildred E. Rankin, 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,* except for balance owing under above deed of trust herein assumed by vendees.

And we, the said Grantors, *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.*

Witness our hands *this* 10th *day of* August, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest C. Woodward

Helen N. Woodward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ina N. Kent, a Notary Public in and for said County and State, the within named Earnest C. Woodard and wife, Helen V. Woodard,

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 10th day of August, 19 64.

Ina N. Kent, Notary Public.

My Commission Expires Jan. 3, 1968

Commission Expires

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission Expires

STATE TAX $ 13.90
PROBATE .50
TOTAL $ 14.40

AUG 12 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 12 1964

45759

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 12 9 36 AM '64

NOTED: BOOK 109 PAGE 687
RECORDING FEE $ 2.00
DEP. REG. 2

WARRANTY DEED

FROM

EARNEST C. WOODARD, et ux

TO

DAVID ANDREW RANKIN, et ux

Andrew D. Tanner

Return to Nelson-Hunt Co., 3595 Nowlin Ln., Nashville 11, Tenn.