TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 3896 PAGE 731	MAP-PARCEL NUMBERS:
ROY A. RUSSELL AND WIFE, PHYLLIS S. RUSSELL (NAME)	Guaranty Mortgage Company (NAME)	2D-23369
Corner Bell Rd. & Edge-O-Lake Dr. (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 149-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pat. 27

For and in consideration of the sum of Nineteen Thousand, Nine Hundred, Fifty and no/100 ---------- ($19,950.00)---------- DOLLARS cash in hand paid by ROY A. RUSSELL AND WIFE, PHYLLIS S. RUSSELL

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, O.W. COOPER, JR. AND WIFE, HELEN B. COOPER

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 Lot No. 193 on the Plan of Edge-O-Lake, Section II, as of record in Book 3600, page 72, Register's Office for said County, as follows:

BEGINNING at a point in the southeasterly margin of Bell Road, the common corner of Lots Nos. 193 and 194; thence with the line between said lots, southeastwardly 157.86 feet to a point; thence South 44° 32' West 116.81 feet to a concrete monument in the northeasterly margin of Edge-O-Lake Drive; thence with the margin of said Drive, northwestwardly 122.22 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve, northeastwardly 39.02 feet to a concrete monument in the southeasterly margin of Bell Road; thence with the margin of said road, northeastwardly 84.85 feet to the beginning.

Being part of the property conveyed to O.W. Cooper, Jr. and wife, Helen B. Cooper by deed from Houston T. Ezell, et al, of record in Book 3831, page 822, 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 1965 taxes have been prorated and are hereby assumed by purchasers.

This is (unimproved) (improved) (X) property, known as Corner Bell Rd. & Edge-O-Lake Dr., Nashville, Tennessee. (House Number) (Street) 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 26th day of May 19 65

STATE TAX $
PROBATE
TOTAL $

JUN 1 1965

O.W. Cooper
Helen B. Cooper

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 1 - 1965
CT

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me A.M. Tenison Notary Public in and for said County and State, the within named O.W. Cooper, Jr. and wife, Helen B. Cooper 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 25th day of May 19 65

Commission expires February 16, 1969 Notary Public A.M. Tenison

TENNESSEE TITLE COMPANY

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

82868

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 1 1 04 PM '65

NOTED BOOK 111 PAGE 625
RECORDING FEE $ 2.00
DEP. REG. M

REGISTER STAMP BELOW

GUARANTY MORTGAGE CO. OF NASHVILLE

Warranty Deed

FROM
O.W. Cooper, Jr. and wife, Helen B. Cooper

TO
Roy A. Russell and wife, Phyllis S. Russell

ERS TITLE INSURANCE CORPORATION

TENNESSEE TITLE COMPANY

$19,950.00