This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 3927 PAGE 725

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Radford, et ux	Guaranty Mortgage Company	6D62556
(NAME:)	(NAME:)	
Lot 314 West Durrett	316 Union Street	Map 147-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 69
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and NO/100---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by GEORGE A. RADFORD and wife, EDNA W. RADFORD, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, W. P. RUSSELL and wife, VIRGINIA C. RUSSELL,
have bargained and sold, and by these presents do transfer and convey unto the said GEORGE A. RADFORD and wife, EDNA W. RADFORD, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 314 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3600, page 16, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Briarwood Drive at the corner of Lot No. 314 and 315; thence with the line between said two lots northerly 130 feet to the corner of Lots Nos. 313, 314, 315 and 316; thence with the line between Lots Nos. 313 and 314 westerly 135 feet to the easterly margin of West Durrett Drive; thence with the same southerly 105 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 39.57 feet to the northerly margin of Briarwood Drive; thence with the same easterly 110 feet to the beginning.

BEING the same property conveyed to W. P. Russell and wife, Virginia C. Russell, by deed from Greer Development Corporation, of record in Book 3876, page 124, said Register's Office.

CONVEYANCE of this property is made subject to a ten-foot easement for public utilities, anchor easement 40-foot building setback line from West Durrett Drive and from Briarwood Drive, and conditions of owners certificate as shown on plan of record in Book 3600, page 16, Register's Office for said County, and subject to restrictive covenants contained in an instrument of record in Book 3279, page 556, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as Lot 314 (House Number) West Durrett Drive (Street) P. O. Address: Nashville (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 George A. Radford and wife, Edna W. Radford, their *heirs and assigns, forever.*

And we *do covenant with the said* George A. Radford and wife, Edna W. Radford *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 current taxes and as noted above.

And we, W. P. Russell and wife, Virginia C. Russell, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* George A. Radford and wife, Edna W. Radford, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 20 *day of* August, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. P. Russell
W. P. RUSSELL

Virginia C. Russell
VIRGINIA C. RUSSELL

BOOK 3927 PAGE 727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard D. Sweeney, 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 2C day of August, 19 65.

RICHARD D. SWEENEY NOTARY PUBLIC DAVIDSON CO.

Richard D. Sweeney, Notary Public.

Commission Expires July 22, 1967

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.....

WARRANTY DEED

FROM

W. P. RUSSELL and wife, VIRGINIA C. RUSSELL

TO

GEORGE A. RADFORD and wife, EDNA W. RADFORD

GUARANTY MORTGAGE CO. OF NASHVILLE

STATE TAX $ 25.75
PROBATE .50
TOTAL $ 25.75

AUG 25 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

PAID AUG 25 1965

AUG 25 11 11 AM '65
FEE $ 2.00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

DEP. REG.

94703

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Compliments of

Guaranty Title Company

A Division of

City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE