Send Tax Bills to New Owners:
Helen Augusta Coode and
Mary P. Coode
3816 Richland Avenue
Nashville, Tennessee

Property is improved and known as:
3816 Richland Avenue

Map-Parcel No. Map 104-9 P.42

This instrument was prepared by:
Reau E. Folk, Jr., Attorney
Stahlman Building, Nashville

Field Book No.--26W-2295

BOOK 4050 PAGE 141

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, WILLIAM JOSEPH CUMMINS and wife, FRANCES M. CUMMINS, have bargained and sold, and by these presents do transfer and convey unto HELEN AUGUSTA COODE and MARY P. COODE, as joint tenants, with the right of survivorship, and to the heirs and assigns of the survivor of them, a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 201 and 203 of Block 10, Division "A" of the Richland Realty Company's property, as of record in Book 161, page 151, Register's Office for said County, which plan shows said property divided into blocks but does not show the subdivision of the blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, and described according to a copy of a survey thereof made by Wm. Collier Parrish, Associates-Civil Engineers, dated December 11, 1958, as follows:

Beginning on the northerly margin of Richland Avenue 328 feet easterly from the easterly margin of Wilson Avenue, running thence northerly, parallel with the westerly margin of Christopher Street, 179.88 feet to the westerly line of said Lot No. 203; thence with said line northerly 14.52 feet to the southerly margin of an alley as shown in Book 332, page 92, said Register's Office; thence with said alley, easterly 46 feet more or less to a point 427 feet westerly from the westerly margin of Christopher Street; thence southerly, parallel with said Street, 192½ feet to the northerly margin of Richland Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to William Joseph Cummins and wife, Frances M. Cummins, by deed from Roy A. Cunningham and wife, as of record in Book 3026, page 121, Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HELEN AUGUSTA COODE and MARY P. COODE, as joint tenants, and to the heirs and assigns, forever, of the survivor of them.

And we do covenant with the said HELEN AUGUSTA COODE and MARY P. COODE, 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 1966 taxes which have been prorated and assumed by the grantees.

And we, WILLIAM JOSEPH CUMMINS and wife, FRANCES M. CUMMINS, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said HELEN AUGUSTA COODE and MARY P. COODE, and to the heirs and assigns of the survivor of them, against the lawful claims of all persons.

Witness our hands this 19th day of August, 1966.

William Joseph Cummins

William Joseph Cummins

Frances M. Cummins

Frances M. Cummins

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named WILLIAM JOSEPH CUMMINS and wife, FRANCES M. CUMMINS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 19th day of August, 1966.

Reau E. Folk Jr.
NOTARY PUBLIC



My commission expires: July 26, 1970

STATE TAX $ 2.75
PROBATE .50
TOTAL $ 28.25

AUG 24 1966

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

PAID AUG 24 1966

WILLIAM JOSEPH CUMMINS and wife, FRANCES M. CUMMINS

TO:

HELEN AUGUSTA COODE and MARY P. COODE, as joint tenants,

WARRANTY DEED

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

AUG 24 12 19 PM '66

RECORDING FEE $ 2.75
DEP. REG. ____

40986

BOOK 4050 PAGE 144



LAW OFFICES
REAU E. FOLK, JR.
SUITE 112, STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

File: Reau Folk