Prepared by Mac E. Robinson, Attorney, 200 Union Street, Nashville, Tennessee

BOOK 4051 PAGE 258

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirby Leroy Russell et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 71-08
424 Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par 285
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	12DA50945 MS

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

cash in hand paid by Kirby Leroy Russell and wife, Mary Sue Russell, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

James D. Cole and wife, Magalene Cole,

have bargained and sold, and by these presents do transfer and convey unto the said Kirby Leroy Russell and wife, Mary Sue Russell, 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. 95 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for said County.

Said Lot No. 95 fronts 50 feet on the southerly side of Trinity Lane and runs back between lines, 176.95 feet on the easterly line and 176.80 feet on the westerly line to a dead line, and measures 50 feet thereon.

Being the same property conveyed to James D. Cole and wife, Magalene Cole, by deed from Virgil D. Tisdale and wife, Erma Ruth Tisdale, of record in Book 3937, page 83, said Register's Office.

This is unimproved ( ) improved (X) property, known as 424 Trinity Lane, 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 Kirby Leroy Russell and wife, Mary Sue Russell, their heirs and assigns, forever.

And we do covenant with the said Kirby Leroy Russell and wife, Mary Sue Russell that we are lawfully seizcd 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 FHA loan in the original amount of $11,600.00 payable to Guaranty Mortgage Company.

And James D. Cole and wife, Magalene Cole do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Kirby Leroy Russell and wife, Mary Sue Russell, heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 29th day of August, 19 66

James D Cole

Magalene Cole

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Ralph B. Christian, a Notary Public in and for said County and State, the within named James D. Cole and wife, Magalene C-ole

the bargainor S, 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, Davidson County, Tennessee, this 29th day of August, 19 66.

Ralph B. Christian, Notary Public

Commission Expires October 31, 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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

$2,500.

WARRANTY DEED

FROM

James D. Cole and wife,

Magalene Cole

TO

Kirby Leroy Russell and wife,

Mary Sue Russell

STATE TAX $ 3.75
PROBATE .50
TOTAL $ 4.25

AUG 29 1966

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

PAID AUG 29 1966

41444

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 29 10 10 AM '66

NOTED: BOOK 1114 PAGE 241
RECORDING FEE $ 2.00
DEP. REG. 24



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