BOOK 4096 PAGE 993

This Instrument Prepared By
R. Marshall, Attorney
Nashville, Tennessee

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude McCool, Et Ux (NAME:)	Claude McCool, Et Ux (NAME:)	Map. 69-16
333 Glen Park Drive (STREET ADDRESS OR ROUTE NUMBER)	333 Glen Park Drive (STREET ADDRESS)	Par. 74
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37217 (CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of Ten Thousand Seven Hundred Fifty ($10,750.00) ---------- DOLLARS,

cash in hand paid to us by Claude McCool and wife, Mary Ruth McCool, the receipt of which we do hereby acknowledge, we, McKINLEY WAIRSE and wife, RUTH WAIRSE,

have bargained and sold, and by these presents do transfer and convey unto the said Claude McCool and wife, Mary Ruth McCool,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being the easterly 10 feet of Lot No. 18 and the westerly 130 feet of Lot No. 19 on the Revised Plan of J.J. Holzapfel's Subdivision, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street at the northeast corner of the property conveyed to M. C. Paty and wife, by deed from J. J. Holzapfel, of record in Book 2094, Page 220, Register's Office for said County; thence with the southerly margin of said Street, eastwardly 140 feet to a point 10 feet west of the corner of Lots Nos. 19 and 20; thence southwardly and parallel with the line between said two lots, 156.15 feet to the northerly margin of Ashton Avenue; thence with said Avenue westwardly 140 feet to the southeast corner of said Paty property; thence with the easterly line of said Paty property northwardly 156.15 feet to the beginning.

TRACT II: Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 19 on the Plan of J. J. Holzapfel's Subdivision, not of record, described partly according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning at a point on the southerly margin of Elizabeth Street at the northwest corner of Lot No. 20 on said plan conveyed to

Casey Daugherty and wife, by deed from J. J. Holzapfel and wife, of record in Book 1945, page 36, Register's Office for said County; thence with the line between said Lots Nos. 19 and 20, southeastwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with the northerly margin of said Ashton Avenue, southwestwardly 10 feet to the southeast corner of that part of said Lot No. 19 conveyed to William Cash Sanders and wife, by deed from L. F. West, Jr., and wife, of record in Book 2798, Page 355, said Register's Office; thence with said Sanders' (now Wairse & wife's by deed of record in Book 3643, Page 62, said Register's Office) northeastern boundary line, northwestwardly 156.15 feet to the southerly margin of Elizabeth Street; thence with the same, northeastwardly 10 feet to the beginning.

Being the same two tracts or parcels of land conveyed to McKinley Wairse and wife, Ruth Wairse, by deed from William Cash Sanders and wife, Mildred M. Sanders, of record in Book 3643, Page 62, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 30 foot minimum setback line from front; also to 20 foot permanent easement and 10 foot temporary construction easement in favor of Metropolitan Government of Nashville & Davidson County, Tennessee, along the easterly side of said property for sanitary sewers and/or storm drainage by agreement of record in Book 3958, Page 28, Register's Office for said County; and also applicable zoning regulations of Metropolitan Government of Nashville & Davidson County, if any.

This is unimproved ( ) improved (X) property, known as 1618 (House Number) Elizabeth Road (Street) Nashville, Tenn. 37218 P. O. Address: (City or Town) (Postal Zone)

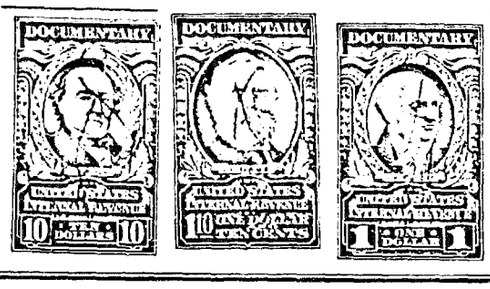
To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claude McCool and wife, Mary Ruth McCool, their heirs and assigns, forever.

And we do covenant with the said Claude McCool and wife, Mary Ruth McCool, 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 by 1967 taxes, which have been pro rated between the parties and are assumed by Grantees. Possession of this property is to be given to Grantees 30 days after the date of this deed.

And we, McKinley Wairse and wife, Ruth Wairse, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Claude McCool and wife, Mary Ruth McCool, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 26th day of January, 1967

McKinley Wairse
Ruth Wairse



STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Carolyn H. Brock, a Notary Public in and for said County and State, the within named McKinley Wairse and wife, Ruth Wairse,

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 9th day of January, 19 67

Carolyn H. Brock Notary Public at large for the State of Tennessee

Commission Expires June 28, 1969

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

STATE TAX $ 1613
PROBATE .50
TOTAL $ 1663

JAN 26 1967

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

PAID JAN 26 1967
RS

WARRANTY DEED

FROM

McKinley Wairse, Et Ux

TO

Mail
Claude McCool, Et Ux
333 - Hillsboro Park Rd.
Nashville, Tenn
37215

58527

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 26 11 03 AM '67
NOTE BOOK 115 PAGE 667
RECORDING FEE $ 2.00
DEP. REG. 1.

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

R. Marshall, Attorney
Nashville, Tennessee

Void

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3 Members we go
Out

Void

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3 Numbers we go
Out

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3 Members we go
out