BOOK 4185 PAGE 109

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony S. Evans et al	First Federal Savings & Loan Assn.	Berry Hill 4020
(NAME:)	(NAME:)	Map 118-J
2806 Columbine Place	236 4th Avenue North	Par. 179
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twelve Thousand Five Hundred and no/100 ---------- ----------($12,500.00) ---------- and Hattie T. Gerard *DOLLARS* of which $2,401.47 has been paid in cash by Anthony S. Evans, the receipt of which is hereby acknowledged, and for the remainder the said Anthony S. Evans has assumed and agrees to pay the unpaid balance of $10,098.53 of an original indebtedness of $10,650.00 secured by deed of trust of record in book 3739, page 263, Register's Office for Davidson County, Tennessee,

We, Robert M. Cole and wife, Audrey M. Cole,

have bargained and sold, and by these presents do transfer and convey unto the said Anthony S. Evans, and Hattie T. Gerard, 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. 13, Block "E" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.
Said lot fronts 57 feet on the easterly side of Columbine Place, and runs back 123.7 feet on the northerly line and 121.1 feet on the southerly line, to a dead line in the rear on which it measures 65.7 feet.
Being the same real property conveyed to Robert M. Cole and wife, Audrey M. Cole, by deed from William A. Martin and wife, of record in book 3710, page 177, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises and building setback line from Columbine Place, as shown on plan of record in book 1130, page 36, Register's Office for said County; and to restrictive covenants of record in book 1165, page 627, said Register's Office.

unimproved ( ) This is improved (X) property, known as 2806 Columbine Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (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 Anthony S. Evans, ~~his~~ and Hattie T. Gerard, their *heirs and assigns, forever.*

And we *do covenant with the said* Anthony S. Evans and Hattie T. Gerard, *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 taxes for 1967 which are prorated and assumed by the grantee, and by deed of trust as above 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* Anthony S. Evans, ~~his~~ and Hattie T. Gerard, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 27th *day of* October, *19*67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert M. Cole

Audrey M. Cole

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. R. Grimes Jr. *a Notary Public in and for said County and State,* Robert M. Cole and wife, Audrey M. Cole,

the within named 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 *Tennessee. this* 30th *day of* October, *19* 67.

L. R. Grimes Jr. *Notary Public*

Commission expires 10-18-69

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 contcined, 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.....

Kleen 19633K

WARRANTY DEED

FROM

Robert M. Cole et ux.

TO

Anthony S. Evans et al.

94280

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 30 1 48 PM '67

NOTED: BOOK 117 PAGE 592
RECORDING FEE $ 3.00
DEP. REG. 2

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

STATE TAX $ 1.87½
PROBATE .50
TOTAL $ 1.37½

OCT 30 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID OCT 30 1967