This instrument was prepared by
David C. Rutherford, Attorney
Nashville Bank & Trust Building
Nashville, Tennessee

# WARRANTY DEED

BOOK 4185 PAGE 481

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E. Gore and wife, | Kimbrough-Phillips Co. | 6D-32985 |
| Addie T. Gore (NAME:) | (NAME:) | Map 146-11 |
| 5045 Dovecote Drive (STREET ADDRESS OR ROUTE NUMBER) | 416 Union Street (STREET ADDRESS) | Par. 34 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | PW |

*For and in Consideration of the sum of* ($10.00)

TEN AND NO/100 *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $7,032.99 of an original note date April 13, 1954, in the amount of $11,700.00, which note is secured by a Deed of Trust executed by Robert W. Branch, Jr., and wife, to Miller Kimbrough, Trustee, of record in Book 2257, page 181, Register's Office for Davidson County, Tennessee.

We, Robert W. Branch, Jr., and wife, Christine C. Branch *have bargained and sold, and by these presents do transfer and convey unto the said* James E. Gore and wife, Addie T. Gore, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being lot No. 61 on the Plan of Crieve Hall Estates, Section 1, Revised, as of record in book 1835, pages 122, 123, 124, Register's Office for said County.

Said lot No. 61 fronts 100 feet on the westerly side of Dovecote Drive and extends back 282.2 feet on the northerly line and 321.8 feet on the southerly line to a dead line, measuring 150 feet thereon.

Being the same real property conveyed to Robert W. Branch, Jr., and wife, Christine C. Branch by warranty deed from Kenneth M. Wentz and wife, of record in book 2393, page 399, said Register's Office.

This conveyance is made subject to restrictions of record in book 2046, page 88, Register's Office for Davidson County, Tennessee, and an easement for public utilities, 65-foot building setback line, anchor easement and conditions of owners certificate as shown on plan of record in book 1835, pages 122,123 and 124, Register's Office for Davidson County, Tennessee.

We hereby assign all our rights, title and interest in the escrow account unto the grantees herein.

unimproved ( )
This is improved ( ) property, known as ..... (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* James E. Gore and wife, Addie T. Gore, their *heirs and assigns, forever.*

*And* we *do covenant with the said* James E. Gore and wife, Addie T. Gore *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 as above set out.

*And* we, Robert W. Branch, Jr., and wife, Christine C. Branch, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James E. Gore and wife, Addie T. Gore, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 25th *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 W. Branch Jr.
Christine C. Branch



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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Hugh J. Bradley, *a Notary Public in and for said County and State,* Robert W. Branch, Jr., and Christine C. Branch, *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* 25th *day of* October, *19* 67.

Hugh J. Bradley
*Notary Public*

*Commission expires* April 15, 1971.

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* .....

Mail Lowe & Bro. Co. Inc. - 810 Woodmont Blvd - Nashville Tenn. 37204

S. 48.25 $11,250.00

**WARRANTY DEED**

FROM
Robert W. Branch, Jr. et ux

TO
James E. Core et ux

File: Security Fed. box

94452

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

OCT 31 1 39 PM '67
RECORDED BOOK 117 PAGE 600
RECORDING FEE $ 3.00
DEP. REG. .....

Compliments of
**Guaranty Title Company**
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 1.38
PROBATE $ .50
TOTAL $ 1.88

OCT 31 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID OCT 31 1967