BOOK 4214 PAGE 992

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wendell Dean Russell | First Federal Savings & Loan Assn. | 103-4 |
| (NAME:) 4309 Idaho Avenue | (NAME:) 4th and Union St. | Par 65 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. | (STREET ADDRESS) Nashville, Tenn. | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PW |

*For and in Consideration of the sum of*

Eight Thousand Five Hundred ($8,500.00) and no/100 - - - - - - - - - - *DOLLARS*

of which $3,988.74 has been paid in cash by Wendell Dean Russell and wife Gloria Mary Hooks Russell, the receipt of which is hereby acknowledged and for the remainder the said Wendell Dean Russell and wife Gloria Mary Hooks Russell, assume and agree to pay the balance of $4,511.26 of an original indebtedness of $6,650.00 secured by deed of trust executed by Jesse E. Lawrence and wife to Louis R. Linx, Trustee of record in book 3272 page 327 Register's Office for Davidson County, Tennessee. I, Mary Pauline Lawrence Cochran *have bargained and sold, and by these presents do transfer and convey unto the said* Wendell Dean Russell and wife Gloria Mary Hooks 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. 210, Block 12 on the map of Charlotte Park Company's First Addition, of record in book 57, page 103, Register's Office for said County.

Said lot No. 210 fronts 50 feet on the south side of Idaho Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jesse E. Lawrence and wife Mary Pauline Lawrence by deed from Lena V. Sanders of record in book 2030, page 33, said Register's Office, the said Jesse E. Lawrence having since died.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

This is unimproved (  ) improved (X) property, known as 4309 Idaho Avenue (House Number) (Street) Nashville, Tenn. 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* Wendell Dean Russell and wife Gloria Mary Hooks Russell their *heirs and assigns, forever.*

*And* I *do covenant with the said* Wendell Dean Russell and wife Gloria Mary Hooks Russell *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* I, Mary Pauline Lawrence Cochran *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Wendell Dean Russell and wife Gloria Mary Hooks Russell their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 27TH *day of* February, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Pauline Lawrence Cochran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 8,500.00

Wendell Dean Russell
Affiant

Subscribed and sworn to before me this the 27TH day of February 1968

Notary Public

My Commission Expires Jan 31 1971

(Affix Seal)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* H. B. Duncan, *a Notary Public in and for said County and State,* Mary Pauline Lawrence Cochran

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Tennessee *this* 27TH *day of* February, *19* 68

H. B. Duncan
*Notary Public*

*Commission expires* Jan - 21 - 1971

DAVIDSON COUNTY TENN. NOTARY PUBLIC

*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.....*

07243

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

STATE TAX $ 22.10
PROBATE .50
TOTAL $ 22.60

FEB 27 3 08 PM '68

FEB 27 1968

NOTED. BOOK 118 PAGE 332
RECORDING FEE B 3.00
DEP. REG. 5

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM
Mary Pauline Lawrence Cochran
TO
Wendell Dean Russell, etux

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