Prepared by Dale Quillen, atty., P. O. Box 7661, Nashville, Tenn. 37209

WARRANTY DEED

BOOK 4215 PAGE 461

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William E. Higgins, etux (NAME:)	William E. Higgins, Etux (NAME:)	Map. 103-8
6812 Fleetwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	6812 Fleetwood Dr. (STREET ADDRESS)	Par. 35
Nashville 37205 Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville 37205 Tenn (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of...Twelve Thousand Five Hundred ($12,500.00) and ..... no/100ths ..... *DOLLARS*

of which $7,670.71 has been paid in cash by William E. Higgins and wife Janice L.Higgins, the receipt of which is hereby acknowledged, and for the remainder the said William E. Higgins and wife, Janice L. Higgins, assume and agree to pay the $4,829.29 balance of lien retained by Sam Schulman in Installment Deed recorded in book 3728, page 162, Register's Office for Davidson County, I, Pauline Lawrence Cochran

have bargained and sold, and by these presents do transfer and convey unto the said William E. Higgins and wife, Janice L. Higgins, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being parts of Lots Nos 1 and 2 on the plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County, described as follows:

Beginning on the northerly margin of Minnesota Avenue, formerly Murphy Road, at a point 120 feet easterly from the easterly margin of 44th Avenue North, formerly 3rd Street; thence with the northerly margin of Minnesota Avenue easterly 60 feet; thence northerly 258 feet, more or less, to a point on the southerly margin of an alley 201 feet easterly from the easterly margin of 44th Avenue North; thence with the southerly margin ~~margin~~ of said alley westerly 60 feet to a point 141 feet easterly from the easterly margin of said 44th Avenue North; thence southerly in a straight line 262 feet, more or less, to the beginning.

Being the same property conveyed to Jesse Lawrence and wife Pauline Lawrence by Installment Deed from Sam Schulman, recorded in book 3728, page 162, Register's Office for Davidson County, the said Jesse Lawrence having since died and the said Pauline Lawrence having since married.

This is unimproved ( ) improved (X) property, known as 4208 Murphy Road (House Number) (Street) ..... P. O. Address: ..... Nashville (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 William E. Higgins and wife Janice L. Higgins, their *heirs and assigns, forever.*

And I *do covenant with the said* William E. Higgins and wife Janice L. Higgins *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, 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* William E. Higgins and wife, Janice L. Higgins, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *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.*

Pauline Lawrence Cochran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,500.00

William E. Higgins
Affiant

Subscribed and sworn to before me, this the 28th day of February 1968.

Notary Public

My Commission Expires: Jan 21 1971

(Affix Seal)

BOOK 4215 PAGE 462

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* 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* 28th. *day of* February, *19* 68

H. B. Duncan
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires January 21, 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 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.....

07437

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 28 3 31 PM '68
NOTED: BOOK 118 PAGE 340
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 32.50
PROBATE .50
TOTAL $ 33.00

FEB 28 1968

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

Mail Duncan Realty Co
4517 Charlotte
Nash, Tenn. 37209

WARRANTY DEED

FROM
Pauline Lawrence Cochran
TO
William E. Higgins and wife
Janice L. Higgins

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