WARRANTY DEED

BOOK 4215 PAGE 728

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hill and Range Songs, Inc. (NAME:)	Same (NAME:)	10W-6210
241 West 72 Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 92-16 Par. 353
New York, New York 10023 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Hill and Range Songs, Inc., and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

We, Russell L. Coe and wife, Maggie A. Coe

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $47,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Russell L. Coe
Affiant

Subscribed and sworn to before me this the 21 day of FEB. 1968

NOTARY PUBLIC

have bargained and sold, and by these presents do transfer and convey unto the said Hill and Range Songs, Inc.

its successors ~~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. 123 in O.B. Hayes' 1st Plan of Small Lots, as of record in Plan Book 1, page 69 Chancery Court at Nashville.
Said lot No. 123 fronts 50 feet on the easterly side of 18th Avenue South, formerly Lamar Street, and runs back between parallel lines, with the southerly margin of Elizabeth Street, 150 feet, more or less, to an alley.
Being the same real property conveyed to Russell L. Coe and wife, Maggie A. Coe, by deed from W. J. King, and wife, of record in book 2923, page 372, said Register's Office of Davidson County, Tennessee.

STATE TAX $ 124.02
PROBATE .50
TOTAL $ 124.52

FEB 29 1968

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

This deed prepared by William F. Carpenter
American Trust Building
Nashville, Tennessee

unimproved ( ) This is improved (X) property, known as 800 (House Number) 18th Avenue South (Street) Nashville 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 Hill and Range Songs, Inc. its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Hill and Range Songs, INc. *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.*

And We, Russell L. Coe and wife, Maggie A. Coe *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hill and Range Songs, Inc. its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 27th *day of* January, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Russell L. Coe

Russell L. Coe

Maggie A. Coe

Maggie A. Coe

BOOK 4215 PAGE 730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Russell L. Coe and wife Maggie A. Coe

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 27th day of January, 1968.

[illegible], Notary Public.

Commission Expires 5-18-68

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
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.....

FEB 29 2 35 PM '68
RECORDING FEE $ 1.10 PAGE 346
DEL. REG. .50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

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