WARRANTY DEED

BOOK 4324 PAGE 810

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James N. Cothron (NAME)	same (NAME)	6DA-33219
2705 Mashburn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 119-11 Par 59 part
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eleven Thousand and no/100---------- ($11,000.00)---------- *Dollars,*

cash in hand paid by James N. Cothron and wife, Dorothy L. Cothron, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David L. Graham, Lucile Bogle and Delia Mai McElroy

have this day bargained and sold, and do hereby transfer and convey unto the said James N. Cothron and wife, Dorothy L. Cothron, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 71 on the Plan of Mashburn Heights, as of record in book 1835, page 1, Register's Office for said County, described as follows:
Beginning on the easterly margin of Mashburn Road at the corner of lots Nos. 70 and 71; thence with the line between said two lots, eastwardly 242.1 feet to the northwesterly line of Lot No. 63; thence with the line between said lots Nos. 63 and 71, northeastwardly 45.6 feet to the corner of lots Nos. 63, 71 and 75; thence with the line between said lots Nos. 71 and 75, northwestwardly 56 feet to the corner of lots Nos. 71 and 72; thence with the line between said two lots, westwardly 215.6 feet to the easterly margin of Mashburn Road; thence with same, southwardly 70 feet to the beginning.
Being the same property devised to David L. Graham, Lucile Bogle and Delia Mai McElroy as devisees under the Will of Elizabeth D. Graham, deceased, of record in Will Book 93, page 201, County Court Clerk of Davidson County, Tennessee.
Subject to utility easement, 30-foot building setback line & conditions of owners certificate, as shown on plan of record in book 1835, page 1; and also restrictions of record in book 1785, page 133, and book 1850, page 439, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,000.00

Subscribed and sworn to before me, this the 31st day of March 19 69

Affiant Ed Tuscentune

My commission expires: 2/1/72 (Affix Seal)

Notary Public Ethelyne Tuscentune

This is (unimproved ( ) improved (X)) property, known as 2705 Mashburn Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James N. Cothron and wife, Dorothy L. Cothron, their *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James N. Cothron and wife, Dorothy L. Cothron, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 31st *day of* March, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David L. Graham
Lucile Bogle
Delia Mai McElroy

This Instrument Was Prepared By
William O. Lee
S.W. Corner 3rd & Union, Nashville, Tenn.
~~Of the Firm Fedco & Saxon~~
~~Nashville, Tennessee~~

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, *a Notary Public in and for said County and State,* David L. Graham, Lucile Bogle, and Delia Mai McElroy

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* 31st *day of* March, *19* 69

Ethelyne Turrentine *Notary Public*

Commission expires 2/1/72

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 .....

Title # 203416

WARRANTY DEED

FROM

David L. Graham et al

TO

James N. Cothron et ux

A 36887

IDENTIF. REFERENCE

APR 11 9 44 AH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 11 69	CONV	11,000.00			
APR 11 69	S'TAX		B*	28.60	
APR 11 69	PR'FEE		B*	.50	
APR 11 69	W'DEED		B*	3.00	* 32.10

Consideration 11,000.00

Rec. — 32.10

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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