WARRANTY DEED

BOOK 4343 PAGE 259

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carrie F. Russell (NAME:)	Veterans Administration (NAME:)	6DA-14676
55 Jay Street (STREET ADDRESS OR ROUTE NUMBER)	801 Broadway (STREET ADDRESS)	Map 119-6
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37203 (CITY) (ZONE) (STATE)	Pcl. 220 No.

FOR AND IN CONSIDERATION of the sum of Nine Thousand Three Hundred Twenty-nine and 70/100 ($9329.70) ---------- *Dollars,*

Of which Eight Hundred Fifty-one Dollars and Fifty Cents ($851.50) has been paid in cash by Carrie F. Russell and the said Carrie F. Russell agrees to assume the balance of an indebtedness in the amount of $8478.20 secured by a deed of trust, on the property herein conveyed, executed by Edward F. George and wife, Norma C. George to Clyde Yates, Jr., Tr., recorded in Book 4140, page 289, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $8700.00.

We, Edward F. George and wife, Norma C. George

have this day bargained and sold, and do hereby transfer and convey unto the said

Carrie F. Russell

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Map of Sterling Heights, Section Three, as of record in Book 1424, page 113, Register's Office for said County.
Said Lot No. 107 fronts 63 feet on the southerly side of Jay Street and runs back between lines 194.3 feet on the east line and 194.18 feet on the west line to a dead line in the rear on which it measures 63 feet.
Improved and known as 55 Jay Street, Nashville, Tennessee.
Being the same real property conveyed to Edward F. George and wife, Norma C. George by deed from Administrator of Veterans' affairs of record in book 4140, page 285, Register's Office for said County.

This conveyance is made subject to a ten-foot easement along the rear of the lot for public utilities, a 40-foot setback line from Jay Street as shown on plan of record in book 1424, page 103, Register's Office for said County and restrictions of record in Book 1728, page 541, and also easement for sanitary sewer and or storm drainage granted Metropolitan Government of Nashville & Davidson County, Tennessee of record in book 4164, page 944, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $9329.70

Subscribed and sworn to before me, this the 17th day of June, 19 69

Affiant Edward F George

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

Notary Public Ethelyne Turnentine

This is improved (X) unimproved ( ) property, known as 55 Jay Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said

Carrie F. Russell

her *(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* Carrie F. Russell, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17th *day of* June *, 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.*

Edward F George

Norma C. George

This instrument prepared by
William O. Lee
American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, *a Notary Public in and for said County and State,* Edward F. George and wife, Norma C. George

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* 17th *day of* June, *1969*

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 .....

1st

Title # 204209

WARRANTY DEED

FROM
EDWARD F. GEORGE AND WIFE,
NORMA C. GEORGE

TO
CARRIE F. RUSSELL

A 44887

IDENTIF. REFERENCE

JUN 19 8 51 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 19 63	CONV	*9,329.70				
JUN 19 63	S'TAX		A*	24.18		
JUN 19 63	PR'FEE		A*	.50		
JUN 19 63	W'DEED		A*	3.00	*	27.68

Compliments of

Guaranty Title

Office of

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

TURRENTINE REALTY CO.

Consideration - 9329.70
Rec - 27.75