BOOK 4390 PAGE 803

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLD
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Warren Couch	Prudential Ins. Co. of America	
(NAME)	(NAME)	
913 Neuhoff Lane	P. O. Box 2202	Map 129-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 61
Nashville, Tennessee	Jacksonville, Florida 32203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by John Warren Couch and wife, Jo Ellen Couch, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $26,000.00, secured by a deed of trust to R. Bruce Robertson, Jr., Trustee, dated July 22, 1965, filed July 26, 1965, and recorded in book 3915, page 863, Register's Office for Davidson County, Tennessee.

We, Edwin C. Baur and wife, Mary E. Baur,

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

John Warren Couch and wife, Jo Ellen Couch,

their *(successors), heirs and assigns,*

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

Being lot No. 152 on the Plan of Warner Park Valley, Section 1, as of record in book 3600, pages 12, 13 and 14, Register's Office for said County.

Said lot No. 152 fronts 100 feet on the westerly side of Neuhoff Lane and extends back 150 feet on the northerly line and 150 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Edwin C. Baur and wife, Mary E. Baur, by deed from Bruce Batson and wife, of record in book 3915, page 859, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 9th day of January 19 70

Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) 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

John Warren Couch and wife, Jo Ellen Couch,

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.,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Warren Couch and wife, Jo Ellen Couch,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 9th *day of* January, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Edwin C. Baur
Edwin C. Baur

X Mary E. Baur
Mary E. Baur

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Edwin C. Baur and wife, Mary E. Baur *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* 9th *day of* January, *19* 70

Notary Public

Commission expires 8/9/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* John Warren Couch *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 9th *day of* January, *19* 70

Notary Public

Commission expires 8/9/72

ASSUMPTION CLAUSE

For and in Consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated July 22, 1965, and filed for record July 26, 1965, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 3915, page 863, and note of even date thereby secured, in the original principal amount of $26,000.00 payable to The Prudential Insurance Company of America, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.
The grantee further agrees to assume the obligations of the original borrower, Edwin C. Baur, for any amount paid by the Veterans Administration for the borrower under the terms of the instruments creating the loan.

John Warren Couch

JAN-9??	CONV	36,000.00			
JAN-9??S'TAX			A*	93.60	
JAN-9??PR'FEE			A*	.50	
JAN-9??	W'DEED		A*	3.00	* 97.10

DO NOT PUBLISH

WARRANTY DEED

FROM
Edwin C. Baur, et ux

TO
John Warren Couch, et ux

A 65585

IDENTIF. REFERENCE

JAN 9 1 56 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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

FILE: Dobson & Johnson, Inc.