This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

Tenn Title Co. G-214817

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lena R. Goodman	Murphree Mortgage Company	13D - 12355
(NAME)	(NAME)	
3227 Panorama Drive	226 Third Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 4409 PAGE 573
Nashville, Tennessee	Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 --------- ($10.00) ----------
Dollars,
cash paid by Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance of a note in the original amount of $10,050.00 to Murphree Mortgage Company, secured by a deed of trust to Raymond L. Davis, Jr., Trustee, of record in Book 3891, page 257, Register's Office for Davidson County, Tennessee, (By instrument in Book 3940, page 963, this debt was assigned to The Brooklyn Savings Bank),

I, LUCIEN DALE COOK,

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

Lena R. Goodman,

her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Section One, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 273 fronts 55 feet on the westerly side of Panorama Drive, and extends back 125.07 feet on the southerly line and 129.25 feet on the northerly line, to a line in the rear on which it measures 57 feet.

Being the same property conveyed to Lucien Dale Cook by deed from Billy M. Womack and wife, as of record in Book 4358, page 3, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions in Book 3465, page 403, and the recorded plan shows an Owner's Certificate, a 30-foot set-back line from Panorama Drive, a 20-foot easement for drainage and utilities along the rear, an easement for utilities and drainage along the north side line measuring 3-1/2 feet at the street margin and extending back to a point where the same widens to 7-1/2 feet.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,693.00

Subscribed and sworn to before me, this the 6th day of April 19 70

Affiant

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 3227 Panorama Drive, Nashville, Tennessee 37218
(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

Lena R. Goodman,

her *(successors), heirs and assigns forever. I covenant that I am 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 for the abovementioned deed of trust assumed by Grantee.*

I further covenant and bind myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lena R. Goodman,

her

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

Witness my *hand this* sixth *day of* April, 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.*

Lucien Dale Cook

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Lucien Dale Cook, *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* ....day of...., 1970.

Ina N. Kent
Notary Public

Commission expires My Commission Expires Oct. 31, 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 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....

APR-9 70 CONV 13,693.00
APR-9 70 S'TAX A* 35.62
APR-9 70 PR'FEE A* .50
APR-9 70 W'DEED A* 3.00 * 39.12

WARRANTY DEED

FROM
LUCIEN DALE COOK
TO
LENA R. GOODMAN

A 73857

IDENTIF. REFERENCE

APR 9 9 55 AM '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

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tenn. 37204