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A 74812

IDENTIF. REFERENCE

APR 17 2 54 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

Madeline Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April 19 70

Notary Public

MY COMMISSION EXPIRES: 8-29-70
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hamilton Gayden, Jr., Attorney, 928 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Iva Howell Cook (NAME) | Same (NAME) | MAP 83-13 |
| 1108 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PAR 179 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 18 WARD |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Iva Howell Cook, reserving for myself only a life estate herein and

HEREINAFTER CALLED THE GRANTORS, ~~HAVE~~ has BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Madeline Campbell, subject to a life estate in me only,

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ her 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. 172 on the Map of East Edgefield of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 172 fronts 50 feet on the south side of Boscobel Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Iva Howell Cook and Madeline Campbell, as joint tenants with right of survivorship, of record in Book 4004, page 12, Register's Office, Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 2500.00. Affiant Madeline Campbell

Subscribed and sworn to before me this 17 day of April 19 70

Deputy Register

This is ( ) unimproved (X) improved property, known as 1108 Boscobel Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

subject to a life estate in the grantor only

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of April, 19 70

Iva Howell Cook

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Iva Howell Cook

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13 day of April, 1970

Commission expires Feb 28 1970

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Iva Howell Cook

TO
Madeline Campbell

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| APR 17 70 | CONV | *2,500.00 | | | | |
| APR 17 70 | S'TAX | | A* | 6.50 | | |
| APR 17 70 | PR'FEE | | A* | .50 | | |
| APR 17 70 | W'DEED | | A* | 3.00 | * | 10.00 |