BOOK 4413 PAGE 186 FORM NO. WD-1

THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,700

James R. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 1970

Robert [illegible]
Notary Public

MY COMMISSION EXPIRES: 2-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Cole (NAME)	Guaranty Mortgage Company (NAME)	MAP 74-12
7006 Bonnafair Drive (STREET ADDRESS OR ROUTE NUMBER)	Capital Hill Building 311 7th Ave. No. (STREET ADDRESS)	FOR 45
Hermitage, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	T.P.

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, Elmer S. Venable and wife, Danny L. Venable

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Cole and wife, Mildred G. Cole

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 640 on the Plan of Hermitage Hills, Section VII, as of record in Book 3300, pages 62 and 63, Register's Office for said County, described as follows:

BEGINNING with a point in the easterly margin of Bonnafair Drive at the common corner of Lot Nos. 639 and 640: thence in an easterly direction 89.95 feet to a point at the common corner of Lot Nos. 639, 640 and 755: thence with the line between Lot Nos. 640 and 755, 111.0 feet in a northerly direction to a point in the southerly margin of Bonnawood Drive; thence along said margin 126.15 feet in a westerly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a southwesterly direction to a point in the easterly margin of Bonnafair Drive; thence along said margin 90.0 feet in a southerly direction to the point of beginning.

Being the same property conveyed to Elmer S. Venable and wife, Danny L. Venable, by deed from Margaret R. Raymond of record in Book 4145, Page 890, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 7006 Bonnafair Drive Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of April, 1970

Elmer S. Venable

Danny L. Venable

STATE OF TENNESSEE
Davidson County

BOOK 4413 PAGE 187

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elmer S. Venable and wife, Danny L. Venable

the 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 21st day of April 1970

Commission expires 2-16-71

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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
ELMER S. VENABLE ET UX

TO
JAMES R. COLE ET UX

Mail to:
Bob Cagle & Assoc.
2418 Litton Rd
Nashville 37214

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

475501

IDENTIF. REFERENCE

APR 24 9 55 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.