# WARRANTY DEED

BOOK 4452 PAGE 838

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Mr. & Mrs. James H. Raines (NAME) | Mr. and Mrs. James H. Raines (NAME) | 91-2 |
| 6000 Pennsylvania Avenue (STREET ADDRESS OR ROUTE NUMBER) | 6000 Pennsylvania Avenue (STREET ADDRESS) | Par 210 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of*

Five Thousand Five Hundred ($5,500.00) *Dollars,* to us paid, receipt of which is hereby acknowledged, the said sum having been paid pursuant to the terms and conditions set forth in Deed of Trust executed by James H. Raines and wife, Electer Raines to Morris Levine, Trustee, dated July 11, 1961, filed July 11, 1961 and recorded in Book 3246, Page 313, Register's Office for Davidson County, Tennessee, to secure payment of a note for $5,500.00 to Claude F. Donnell and wife, Ethel C. Donnell.

Claude F. Donnell and wife, Ethel C. Donnell

*have this day bargained and sold, and do hereby transfer and convey unto the said* James H. Raines and wife, Electer Raines, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the easterly 45 feet on Lot No. 1, Block 14, on the Map of Cherokee Park, a part of which Plan is of Record in Book 161, page 75, Register's Office for said County, but said lot No. 1, being in the part of said Plan which is not of record. Said part of said Lot fronts 45 feet on the northerly side of Pennsylvania Avenue and runs back between parallel lines, along the westerly margin of 60th Avenue North, 150 feet to an alley in the rear.
Being the same property conveyed to Claude F. Donnell and wife, Ethel C. Donnell, by deed from M. F. Mortimer and wife, Mary P. Mortimer, of record in book 2705, page 627, Register's Office for said county.

Conveyance is subject to taxes for the current year, a lien but not yet due and payable and, subject to Deed of Trust executed by Mrs. Electer Raines to Permalum Products Co. dated June 14, 1965, filed October 21, 1965 and recorded in book 3949, page 58, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $2,740.92, payable as therein specified.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72.00-OC

Subscribed and sworn to before me, this the 8th day of Oct 19 70

Affiant

My commission expires

(Official Seal) Notary Public

B Bumble Deputy Register

This is { unimproved ( ) / improved (X) } property, known as 6000 (House Number) Pennsylvania Avenue (Street) Nashville 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* James H. Raines and wife, Electer Raines, 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 herein set forth

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James H. Raines and wife, Electer Raines, their

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

*Witness* our hands this 8 day of Sept, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

prepared by:
Ben C. Acker
Third Nat'l Bk
Trust Dept
Nash. Tenn.

Claude F. Donnell
Ethel C. Donnell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Leo B Burton Jr *a Notary Public in and for said County and State,* Claude F Donnell and Ethel C Donnell

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee, this* 8 *day of* Sept, *19* 70

*Commission expires* Feb 5 1972 Leo B Burton Jr *Notary Public*

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 .....*

| | | | | | | |
|---|---|---|---|---|---|---|
| OCT 16 70 | CONV | *7,200.00 | | | | |
| OCT 16 70 | S TAX | | A* | 18.72 | | |
| OCT 16 70 | RECFEE | | A* | .50 | | |
| OCT 16 70 | MDEED | | A* | 3.00 | * | 22.22 |

**WARRANTY DEED**

FROM
CLAUDE F. DONNELL AND WIFE, ETHEL C. DONNELL
TO
JAMES H. RAINES AND WIFE, ELECTER RAINES
6000 PENNSYLVANIA AVENUE
NASHVILLE, TENNESSEE 37209

A 93357

IDENTIF. REFERENCE

OCT 16 11 56 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