ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Beatrice H. Cothron	Murphree Mortgage Company	Map. 52-2
(NAME:)	(NAME:)	Pcl. 17
410 Lanier Drive	226 Third Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pwl

FOR AND IN CONSIDERATION of the sum of ~~ten ($10.00) Dollars, cash in hand paid by~~ of NINE HUNDRED AND NO/100 ($900.00), cash in hand paid by Beatrice H. Cothron, a widow,

hereinafter called the GRANTEES, and other good and valuable considerations, ~~the receipt of which is hereby acknowledged, we,~~ including the assumption by Grantee of $5,415.25, being the unpaid principal balance of a first mortgage loan of record in Book 3654, page 431, Register's Office for Davidson County, Tennessee, and said Grantee agrees to pay the instalment due December 1, 1970 and all subsequent instalments; we, Johnny Traughber and wife, Shirley A. Traughber, hereinafter referred to as the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said Beatrice H. Cothron, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

~~hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:~~

Being Lot No. 20, Block "E", on the Revised Map of Rainbow Terrace, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the northwesterly side of Lanier Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Johnny Traughber and wife, Shirley A. Traughber, by deed from James M. Huff and wife, Jimmye Gayle Huff, of record in Book 4258, page 167, Register's Office for said County.

This conveyance is made subject to any restrictions and easements of record.

All of our right, title and interest in and to escrow account and to any hazard insurance is hereby conveyed.

This is unimproved ( ) improved (X) property, known as 410 Lanier Drive, (House Number) (Street) Madison, Tennessee (P. O. Address: City or Town) 37115 (Postal Zone)

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 the 27th day of November, 19 70.

Johnny Traughber

Shirley A. Traughber

PREPARED BY HARLAN MARTIN, Attorney At Law
Box 1 Hendersonville, Tenn. Harlan Martin

STATE OF TENNESSEE,
~~Davidson County~~
Sumner

Personally appeared before me, Elizabeth N. Thomson, a Notary Public in and for said County and State, the within named Johnny Traughber and wife, Shirley A. Traughber, the bargainor, 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 Hendersonville, Tennessee, this 27th day of November, 19 70.

Commission expires November 13, 1974

Elizabeth N. Thomson
Notary Public

RECORDER
Legibility of Writing, Typing or Printing Unsatisfactory in the Document When Received.

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ 6315.25, which amount is equal to or greater than the price at which the property or interest in property transferred would command at a fair and voluntary sale.

Beatrice H. Cothron
Affiant

Subscribed and sworn to before me this the 3rd day of December, 1970.

Elizabeth N. Thomson
Notary Public or Register

My Commission Expires November 13, 1974

WARRANTY DEED

FROM

JOHNNY TRAUGHBER AND WIFE,

SHIRLEY A. TRAUGHBER

TO

BEATRICE H. COTHRON

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

BOOK 4464 PAGE 774

A 98393

IDENTIF. REFERENCE

DEC 7 11 38 AM '70

FELIX E. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

DEC-7?	CONV	*6,315.25			
DEC-7?	S'TAX		A*	16.38	
DEC-7?	PR'FEE		A*	.50	
DEC-7?	W'DEED		A*	3.00	* 19.88