This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

BOOK 4533 PAGE 64

ATC-165559

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-8-24	Rastislav Yuskevitch same as below	Lovell & Malone, Inc. Parkway Towers Nashville, Tennessee
FIELD BOOK NUMBER(S) 6D-22675	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4806 Merrill Lane	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 1, 1970, in the original principal sum of $17,500.00, payable to Lovell & Malone, Inc., in monthly installments of $134.58, including interest at 8½% per annum, and being secured by a deed of trust executed by Robert M. Cole and wife to James E. Malone, Trustee, as of record in Book 4445, page 611.

ROBERT M. COLE and wife, AUDREY M. COLE,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RASTISLAV YUSKEVITCH, unmarried,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 43 on the Plan of Elysian Meadows Addition, Section Eleven, as of record in Book 2663, page 101.

Said Lot No. 43 fronts 71 feet on the north margin of Merrill Lane and extends back between lines 255 feet on the east line and 271 feet on the west line, to a rear line measuring 100 feet thereon.

Being the same property conveyed to Robert M. Cole and wife, Audrey M. Cole, by deed from Arden Bowman, Jr., and wife, as of record in Book 4445, page 609.

This conveyance is made subject to restrictions of record in Book 2859, page 403.

AUG30	CONV	19,951.12			
AUG30	STAX		A*	52.00	
AUG30	PRFEE		A*	.50	
AUG30	WDEED		A*	4.00	* 56.50

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above, and for 1971 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of August, 1971

Audrey M. Cole
Audrey M. Cole

Robert M. Cole
Robert M. Cole

BOOK 1533 PAGE 65

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert M. Cole and wife, Audrey M. Cole 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, the 18th day of August, 1971.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,951.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 1971

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF: hs

FROM ROBERT M. COLE and wife

TO RASTISLAV YUSKEVITCH, unmarried

328739

IDENTIF. REFERENCE

AUG 30 2 14 PM '71

FELIX Z. HUTSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau E. Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____
Notary Public