This instrument was prepared by:
Raymond H. Darrow, Attorney
American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4561 PAGE 256

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Richard Russell et ux.	Same	Map 93-16
(NAME) 131 Wharf Avenue	(NAME)	Pcl. 5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Walter Richard Russell and wife, Annie C. Russell, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Alice M. Russell and Carolyn E. Dailey,

have this day bargained and sold, and do hereby transfer and convey unto the said Walter Richard Russell and wife, Annie C. Russell, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 74 on the plan of Maury and Claiborn, Addition to South Nashville, as of record in Book 21, pages 84 and 85, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 35 feet on the Easterly side of Wharf Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alice M. Russell and Carolyn E. Dailey, by deed from Margaret McClain, of record in book 4461, page 960, said Register's Office.

This conveyance is made subject to the unpaid balance of an indebtedness secured by deed of trust of record in book 4465, page 396, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,500.00

Subscribed and sworn to before me, this the 14th day of December 19 71

Affiant Carolyn Elizabeth Dailey

My commission expires: May 8, 1973 (Affix Seal)

Notary Public Mrs. Jean Arnold

This is (unimproved ( ) improved (X)) property, known as 131 Wharf Avenue, Nashville, Tennessee (House Number) (Street) 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 Walter Richard Russell and wife, Annie C. Russell, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Walter Richard Russell and wife, Annie C. Russell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this ~~10th~~ 14th *day of* December, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alice M. Russell
Alice M. Russell

Carolyn E. Dailey
Carolyn E. Dailey

BOOK 4561 PAGE 257

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jean Arnold, a Notary Public in and for said County and State, Alice M. Russell and Carolyn E. Dailey

the within named 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 14th day of December, 19 71.

Mrs. Jean Arnold, Notary Public

Commission expires May 8, 1973

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 .....

Return to Dean Duke

WARRANTY DEED

FROM

Alice M. Russell et al.

TO

Walter Richard Russell et ux.

B 4 1 4 1 1

IDENTIF. REFERENCE

Dec 14 3 46 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 14 71	CONV	*1,500.00				
DEC 14 71	S TAX		A*	3.90		
DEC 14 71	PR FEE		A*	.50		
DEC 14 71	W DEED		A*	4.00	*	8.40

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE