WARRANTY DEED

BOOK 4562 PAGE 297

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Coursey	Same	M. 105-7
(NAME)	(NAME)	
1405 4th Avenue South	Same	Par. 419
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.37210	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND, FIVE HUNDRED AND SEVENTY FIVE AND NO/100 ($3,575.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the Grantees of a first mortgage on the below described property held by ROBERT N. PARRISH, JR., and WALTER PARRISH, of record in book 4558, page 172, R.O.D.C., and secured by a promissory note dated November 25, 1970, payable to the order of ROBERT N. PARRISH, JR., and WALTER PARRISH, in the principal sum of SEVEN THOUSAND, FIVE HUNDRED AND NO/100 ($7,500.00) DOLLARS, payable in sixty (60) monthly installments with interest at 7% per annum, the first installment being due on December 25, 1970, and the remaining installments being due on the 25th day of each month thereafter. CHARLES ALEXANDER, Trustee, does has ~~this day bargained and sold, and~~ hereby transfer and convey unto the said JAMES E. COURSEY and Wife, VIRGINIA COURSEY, their heirs (successors) and assigns, an undivided one half interest in and to certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 1 on the plan of B.F. Brown's Subdivision of the Rain Spring property, as of record in Book 57, Page 115, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of 4th Avenue South, formerly Nolensville Pike as now located at the southeast corner of Lot No.2 of said subdivision, as now located; thence with the line between said Lots Nos. 1 and 2, and the southern terminus of an alley westwardly 120 feet, more or less, to the northeast corner of Lot No. 11 conveyed to JIM COURSEY and Wife, by Deed from SADIE V. STEIN, of record in Book 4479, page 921, said Register's Office; thence with the eastern boundary line of said Lot No. 11 southwardly to the northern boundary of Lot No. 12 on said plan; thence with same eastwardly 94 feet, more or less, to the northerly margin of an alley; thence with the same eastwardly to the westerly margin of said 4th Avenue South as now located; thence with same northwardly 112 feet, more or less, to the beginning.

BEING part of the same property conveyed to CHARLES ALEXANDER, TRUSTEE, by Deed from ROBERT N. PARRISH, JR., and WALTER PARRISH of record in Book 4558, page 172, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 4547.50

Subscribed and sworn to before me, this the 17 day of December, 19 71

Affiant Charles Alexander

My commission expires: 7-31-74 (Affix Seal)

Notary Public Lorell Hooker

This is unimproved (X) improved ( ) property, known as 1411 and 1413 Fourth Avenue South, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, as tenants in common with CHARLES ALEXANDER, with the appurtenances, estate, title, and interest belonging to the said JAMES E. COURSEY and Wife, VIRGINIA COURSEY, their successors, heirs and assigns forever. I covenant that I lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to said real estate to said JAMES E. COURSEY and Wife, VIRGINIA COURSEY, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand on this 17th day of December, 19 71

Charles Alexander
trustee

Prepared
Trustee Nolensville
Nashville Tenn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joseph Lackey, *a Notary Public in and for said County and State,* CHARLES ALEXANDER, TRUSTEE,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* December, *19* 71.

Commission expires 7-31-74 Joseph Lackey *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 .....

DEC 17 CONV *4,897.96
DEC 17 STAX A* 12.74
DEC 17 PRTEE A* .50
DEC 17 RDEED A* 4.00 * 17.24

WARRANTY DEED

FROM

CHARLES ALEXANDER, TRUSTEE

TO

JAMES E. COURSEY, and Wife,

VIRGINIA COURSEY

B 4 1 8 7 4

IDENTIF. REFERENCE

DEC 17 1 47 PM '71

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 250-2650
NASHVILLE, TENNESSEE