BOOK 4604 PAGE 490

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Johnny B. Coldwell, et ux (NAME) | Same (NAME) | 91-2-161 |
| 6101 Louisiana Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 12W-19605 |
| Nashville, Tenn. 37209 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 (10.00)----------
---------- Dollars,
cash and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption and agreement of Grantees to pay the balance of a note in the approximate amount of $4,600.00, as described in installment deed of record in Book 4592, page 452, Register's Office for Davidson County, Tennessee;

we, EARL JACKSON and wife, BESSIE JACKSON,

have this day bargained and sold, and do hereby transfer and convey unto the said JOHNNY B. COLDWELL and wife, ELIZABETH ANN COLDWELL, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 of Block 4, Map of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Louisiana Avenue, and extends back between parallel lines with 61st Avenue, North, 150 feet to an alley.

Being the same property conveyed to Earl Jackson, et ux, by deed from Cleo Knight, et ux, of record in Book 4592, page 452, Register's Office for said County.

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,950.00

Subscribed and sworn to before me, this the 21st day of May 19 72

Affiant Earl Jackson

My commission expires April 17-1974 (Affix Seal)

Notary Public J. H. Wall

This is improved ( X ) unimproved ( ) property, known as 6101 Louisiana 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 JOHNNY B. COLDWELL and wife, ELIZABETH ANN COLDWELL, 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 hereinabove set out. Taxes for 1972 to be pro rated and assumed by Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Johnny B. Coldwell and wife, Elizabeth Ann Coldwell, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 21st day of May, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Earl Jackson

Bessie Jackson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* J. H. Watts Jr., *a Notary Public in and for said County and State,* Earl Jackson and wife, Bessie Jackson,

*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* 21 *day of* May, *19*72.

J. H. Watts Jr.
*Notary Public*

*Commission expires* April 17-1974

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* .....

lease mail to Mr. Johnny Coldwell
101 Louisana Ave. Nash. 37209

**WARRANTY DEED**

FROM

EARL JACKSON, ET UX,

TO

JOHNNY B. COLDWELL, ET UX,

B 6 0 8 5 8

IDENTIF. REFERENCE

MAY 25 2 57 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAY25 72 | CONV | *4,950.00 | | | |
| MAY25 72 | S'TAX | | A* | 12.74 | |
| MAY25 72 | PR'FEE | | A* | .50 | |
| MAY25 72 | W'DEED | | A* | 4.00 | * 17.24 |

Compliments of

Guaranty Title

Office of

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American Trust Bldg.—S. W. Corner
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