BOOK 1627 PAGE 642

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 19 72.

Notary Public

MY COMMISSION EXPIRES: Nov. 19, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James A. Carney, Attorney (NAME) 731 Stahlman Building, Nashville, Tenn. 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hattie M. Cole (NAME)	United Mortgagee Servincing Corp. (NAME)	Map 81-10
1726-A 23rd Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 274
Nashville, Tennessee 37208 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	SDA 11530

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James W. Harrison and wife, Mary Frances Harrison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hattie M. Cole

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot NO. 349 and southerly 10 feet of Lot No 350 on the Map of J. M., T. J., and G. W. Harding's Subdivision, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point located in the easterly margin of 23rd Avenue North, said point of beginning being located 616 feet northerly from the north margin of Osage Street, running thence with the easterly margin of 23rd Avenue, North north 6° west 60 feet to an iron pin, thence north 82° 15' east 157 feet to an iron pin, said iron pin being located in the westerly margin of a 16 foot alley, thence with the westerly margin of said alley south 6° east 60 feet to an iron pin located in the westerly margin of said alley, thence south 82° 15' west 157 feet to the point of beginning.

Being the same property conveyed to James W. Harrison and wife, Mary Frances Harrison by deed from William J. Martin, Sr., and wife, Sarah Juanita Martin of record in Book 3862, page 791, Register's Office for Davidson County, Tennessee.

Buyers assume&' agree to pay the balance due on a first mortgage note secured by a Deed of Trust executed by James W. Harrison and wife, Mary Frances Harrison to Percy Wilkins, Jr., Trustee securing United Mortgagee Servining Corp. in the original principal sum of $7250.00, of record in Book 3862, page 792, Register's Office for Davidson County, Tennessee. Sellers herewith transfer and convey to buyers all sums of money held in escrow by the mortgage hoader in connection with said loan and property, and including the hazard or home owners insurance policy now in force.
Buyers further assume and agree to pay the balance due on a second mortgage note secured by a Deed of Trust executed by James W. Harrison and wife, Mary Frances Harrison to Elkin Garfinkle, Trustee securing Colonial Construction Co. in the original principal sum of $1530.00, Date July 16, 1970 payable at the rate of $42.50 per month for 36 mos.

B.4849,p 263.

unimproved ( )
This is improved (X) property, known as 1726-A 23rd Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 31st day of July, 1972

Mary Frances Harrison

James W. Harrison

STATE OF TENNESSEE
Davidson County

BOOK 4627 PAGE 643

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James W. Harrison and Mary Frances Harrison

the bargainors, 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 1st day of July 1972.

Commission expires [illegible]

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM James W. Harrison et ux

TO Hattie M. Cole

37139

IDENTIF. REFERENCE

AUG 14 12 38 PM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 14 72	CONV	*9,950.00			
AUG 14 72	S'TAX		A*	25.74	
AUG 14 72	PR'FEE		A*	.50	
AUG 14 72	W'DEED		A*	4.00	* 30.24