BOOK 4634 PAGE 547

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Vivian E. Fudge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1972

$17,459.43

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
Edward Seddon, Attorney	480 James Robertson Pkwy. Nashville, Tennessee 37219	
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIVIAN E. FUDGE (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	12D 95320
2161 Richmond Hill Dr. (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	MAP 50-13
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	PAR 41

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, WARREN LEONARD COULTER, Jr. and wife, SANDRA B. COULTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIVIAN E. FUDGE

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. 28, Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, Register's Office for said County.

SAID Lot No. 28 fronts 55.09 feet on the Southerly side of Richmond Hill Drive, and extends back 107.42 feet on the Easterly line and 143.77 feet on the Westerly line to a dead line in the rear on which it measures 69.12 feet thereon.

BEING the same property conveyed to Warren Leonard Coulter, Jr., and wife, Sandra B. Coulter from Gaines Home Building Corp, by deed of record in Book 4507, Page 900, Registers Office for Davidson County, Tennessee.

HOWEVER, this conveyance is subject to a certain Deed of Trust Note payable to Guaranty Mortgage Company in the approximate unpaid balance of $15,659.43 which the Grantees herein assume and agree to pay, same secured by a Deed of Trust of record in Book 4507, Page 902, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the restrictive covenants and easements of record in Book 4447, Page 108 and Page 594, aforesaid Register's Office.

This is unimproved ( ) improved (x) property, known as 2161 (House Number) Richmond Hill Drive (Street) Nashville (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 August, 1972

Warren Leonard Coulter, Jr.
Warren Leonard Coulter, Jr.

Sandra B. Coulter
SandraB. Coulter

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Warren Leonard Coulter, Jr., and Sandra B. Coulter

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 31st day of August 19 72

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 WARREN LEONARD COULTER JR.
SANDRA B. COULTER

TO VIVIAN E. FUDGE

B 74496

IDENTIF. REFERENCE

SEP 5 3 11 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

SEP-5-72	CONV	17,459.43		
SEP-5-72	S'TAX		A*	45.50
SEP-5-72	PR'FEE		A*	.50
SEP-5-72	W'DEED		A*	4.00 * 50.00