BOOK 4764 PAGE 927

mail

This instrument prepared by
J. K. WOODARD, Attorney at law
330 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Edwin H. Dulin et ux | Guaranty Mortgage Co. | 40 46 25 |
| (NAME) | (NAME) | |
| 4046 Keeley Dr. | 311 7th Ave. N. | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, Tenn. | Nashville, Tenn. 37219 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantees the balance owing on a note in the original principal amount of $21,950.00 and secured by a deed of trust of record in Book 4297, page 419, said Register's Office to which reference is here made for a more complete description of said note,

I, Cleo A. Cox, an unmarried woman,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Edwin H. Dulin and wife, Rita O. Dulin,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for said County, as follows:

Beginning at a point in the easterly margin of Keeley Drive, a common corner of lots 96 and 95; thence with the dividing line between said lots, eastwardly 124.7 feet to a concrete monument thence with the dividing line between lots 97 and 95, eastwardly 86.8 feet to a concrete monument; thence with the dividing line between lots 93 and 95, southwesterly 65.6 feet to a concrete monument, thence westerly with the dividing line between lots 94 and 95, 132.2 feet to the easterly margin of Keeley Drive, thence with said margin of said Drive, northwardly 75 feet to the point of beginning.

Being the same property conveyed to Cleo A. Cox, an unmarried woman, from Waldemar Sepulveda and wife, Betty Jane Sepulveda, of record in Book 4742, page 827, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,157.37

Subscribed and sworn to before me, this the 14th day of November 1973

Affiant: Edwin H. Dulin

My commission expires: Nov 12 1975 (Affix Seal)

Notary Public: O. K. Woodard

NOTARY PUBLIC AT LARGE

This is unimproved ( ) improved (X) property, known as 4046 Keeley Drive, Antioch, 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*

Grantees

their *(successors),*

*heirs and assigns forever.* I *covenant that* I am *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 noted above.

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees

their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand* [signature] *this* 14th *day of* November, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Buyers to have possesion as of this date.

Cleo A. Cox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Cleo A. Cox, an unmarried woman,

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

*Witness my hand and official seal at* Nashville, Tennessee, *this* 14th *day of* November, *19* 73

*Commission expires* Nov. 17, 1975

J. K. Wilson
*Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY STATE AT LARGE

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.....*

| | | | | | |
|---|---|---|---|---|---|
| NOV15 73 | CONV | 29,157.31 | | | |
| NOV15 73 | S TAX | | A* | 75.92 | |
| NOV15 73 | RFEE | | A* | .50 | |
| NOV15 73 | W DEED | | A* | 4.00 | * 80.42 |

**WARRANTY DEED**

FROM

Cleo A. Cox, an unmarried woman,

TO

Edwin H. Dulin et ux

C 3 1 9 9 9

IDENTIF. REFERENCE

Nov 15 12 11 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS