Deed prepared: James H. Hill, Atty., 320 So. Gallatin Rd., Madison, Tenn.

BOOK 4774 PAGE 401

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Linda Sue Russell | Same | |
| (NAME) | (NAME) | 83-5 |
| 1200 Seymour Avenue | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 253 |
| Nashville, Tenn. | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

Mail

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ($10.00) *Dollars,*

Cash in hand paid and for other good and valuable considerations, the receipt of which is hereby acknoledged.

I, Evelyn B. Davidson, a widow formerly Evelyn B. Russell, the grantor, reserving unto myself a life estate in the property described hereinafter:

*have this day bargained and sold, and do hereby transfer and convey unto the said* Linda Sue Russell, the grantee and her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the northerly 83.3 feet of lots 40 and 41, on the plan of Edgewood E.T. Brown's subdivision of Bransford Place of record in Book 332, page 73, Register's office for Davidson County, Tennessee, described as follows: Said part of said lot 41 fronts 83.3 feet on Seymour (formerly Johnson Avenue) and extends back southerly between two lines, the easterly line along the margin of a 12 foot alley for a distance of 102.1 feet and the westerly line for a distance of 95.0 feet to a dead line in the rear measuring 83.0 feet thereon.

Being a part of the same property conveyed to Evelyn B. Russell by deed from James L. Russell et al, as of record in Book 4290, page 683, Register's office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,840.00 XX

Subscribed and sworn to before me, this the 17th day of Dec., 1973

Affiant: Evelyn B. Davidson

My commission expires: 8-2-74 (Affix Seal)

Notary Public: James H. Hill

This is unimproved ( ) improved ( ) property, known as 1200 Seymour Ave. Nashville Tn. (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* grantee and her *(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.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee and his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand* this 17th *day of* Dec., 1973 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Evelyn B. Davidson

BOOK 4774 PAGE 402

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Evelyn B. Davidson, a widow, *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* Madison, Tenn. *Tennessee, this* 17th *day of* Dec *19* 73

James H Hill *Notary Public*

*Commission expires* 5-7-74

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* .....

DEC20 CONV 11,840.00
DEC20 STAX A* 30.68
DEC20 PRTFEE A* .50
DEC20 WDEED A* 4.00 * 35.18

WARRANTY DEED

FROM
Evelyn B. Davidson

TO
Linda Sue Russell

C 3 5 9 1 4

IDENTIF. REFERENCE

DEC 20 9 32 AM '73

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

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