BOOK 4849 PAGE 416

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward H. Cole and wife, Patricia L. Cole	Home Federal Savings & Loan Association	Map 117-2
NAME	NAME	
3022 23rd Avenue South	L & C Tower	#116
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	7DA-22235
(CITY) (P. O. ZONE) 37215 (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)----------

TEN AND NO/100---------- *Dollars,*

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged,

C. C. Baker, Jr. and wife, Sally H. Baker

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

Edward H. Cole and wife, Patricia L. Cole

their

certain real estate in Davidson County, Tennessee, as follows: ~~EXECUTORS~~ *heirs and assigns,*

Being the south 70 feet of Lot No. 9 of Block 3 on the map of W. V. Davidson's Hillsboro Highlands, of record in Book 843, page 23, Register's Office for said County.
Said part of said Lot fronts 70 feet on the easterly side of 23rd Avenue, South and runs back between parallel lines 165 feet to a dead line.

This conveyance is made subject to the building setback line as shown on plan of record in Book 843, page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C. C. Baker, Jr. by deed from Thomas A. Higgins, Executor of the Estate of Mary Cecil Morrison Dews, a widow, of record in Book 4818, page 626, Register's Office for Davidson County, Tennessee; said deed being corrected in Book 4820, page 592, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,400.00

Subscribed and sworn to before me, this the 3rd day of September, 1974

Affiant: Edward H. Cole

My commission expires: October 29, 1977 (Affix Seal)

Notary Public: Shirley L. Johnson

This is improved (x) unimproved property, known as 3022 23rd Avenue, South (House Number) (Street) Nashville, Tennessee 37215 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

Edward H. Cole and wife, Patricia L. Cole

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 for 1974 real property taxes.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Edward H. Cole and wife, Patricia L. Cole their

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

Witness our hands this 31st day of MAY, 1974 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. C. Baker, Jr.

Sally H. Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dorothy E. Owen, a Notary Public in and for said County and State, C. C. Baker, Jr. and wife, Sally H. Baker

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 3rd day of May, 1974.

Dorothy E Owen Notary Public

My commission expires

NOTARY PUBLIC DAVIDSON CO. TENN. My Commission Expires February 2, 1977

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.....

This instrument prepared by:
Charles Carter Baker, Jr.
Eighteenth Floor
Third National Bank Building
Nashville, Tennessee 37219

SEP-4 74	CONV	35,400.00			
SEP-4 74	S'TAX		A*	92.04	
SEP-4 74	PR'FEE		A*	.50	
SEP-4 74	W'DEED		A*	4.00	* 96.54

L-40,630-6 SMI
(File Room)

WARRANTY DEED

FROM

C. C. Baker, Jr. and wife, Sally H. Baker

TO

Edward H. Cole et ux

FILE: Home Federal S & L Association

C 69860

IDENTIF. REFERENCE

SEP 4 3 28 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2656
NASHVILLE, TENNESSEE