FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF September, 1974

Notary Public

MY COMMISSION EXPIRES: 8/19/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney-at-Law, 1102 Kermit Dr., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Cawood (NAME)	Same (NAME)	116-10
304 Sutherland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	112
Nashville, Tennessee, 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Kenneth E. Rush et ux Jane B. Rush

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Cawood et ux Nancy C. Cawood

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:

BEING the easterly 20 feet of Lot No. 21 and the westerly 90 feet front and 78 feet rear of Lot No. 22 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Book 547, Pages 57 and 58, Register's Office for said County.
SAID parts of Lots Nos. 21 and 22 front together 110 feet on the northerly side of Sutherland Avenue and runs back 238.6 feet more or less on the westerly line and 240 feet more or less on the easterly line to a dead line, measuring 98 feet thereon.

BEING the same property conveyed to Kenneth E. Rush et ux Jane B. Rush by deed from Elizabeth B. West as of record in Book 3377, Page 307, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 649, Page 622, Book 778, Page 223, in Book 723, Page 229, and in Book 692, Page 616, and to the easements and limitations shown on the Map of Record in Book 547, Pages 57, and 58, Register's Office for said County. This conveyance, however, is subject to a certain Deed of Trust, recorded in Book 3408, Page 103, Register's Office of Davidson County, Tennessee, securing a promissory note dated July 30, 1962, payable to the order of Dobson & Johnson, Inc. with a present unpaid balance of approximately $17,705.47, which the Grantees herein hereby assume and agree to pay .

This is { unimproved ( ) / improved (X) } property, known as 304 Sutherland Avenue, Nashville, Tennessee, 37205
(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 30th day of September, 1974

Kenneth E. Rush
Kenneth E. Rush

Jane B. Rush
Jane B. Rush

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Kenneth Lyons, a Notary Public in and for said County and State, the within named Kenneth E. Rush et ux Jane B. Rush

the bargainor, 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 30th day of September 1974

Commission expires 8/14/78

Kenneth Lyons
Notary Public

KENNETH LYONS ★ NOTARY PUBLIC ★ STATE OF TENNESSEE

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

TO

C 73591

IDENTIF. REFERENCE

OCT 2 3 37 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-2	CONV	92,000.00			
OCT-2	S'TAX		A*	239.20	
OCT-2	PR'FEE		A*	.50	
OCT-2	W'DEED		A*	4.00	* 243.70