Prepared by Rick M. JOhnson
2401 12th Ave South

BOOK 4951 PAGE 172

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Richard A. Couto, Et ux (NAME)	Asst Real Estate Manager ~~Insurance & Real Estate Office~~	Map 104-5
303 Greenway Avenue (STREET ADDRESS OR ROUTE NUMBER)	Vanderbilt University ~~242 Medical Arts Bldg~~	Par 329
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	26W 02855

TEN AND NO/100 DOLLARS

FOR AND IN CONSIDERATION of the sum of $10.00 *Dollars,*

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Marcus E. Nellums Jr. and wife, Annette D. Nellums

have this day bargained and sold, and do hereby transfer and convey unto the said Richard A. Couto and wife, Patricia Couto their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 287 on the map of Richland Realty Company's First Addition, Division "B", of record in Book 332, page 174, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 287 fronts 41.5 feet on the westerly side of Greenway Avenue or Street and extends back between lines 200 feet on the northerly line and 210.3 feet on the southerly line along the northerly margin of an alley, to another alley in the rear, measuring 106.5 feet.

Included in the above description, but excluded thereform is that part of said property conveyed to State of Tennessee, by deed from Marcus E. Nellums Jr. and wife, Annette D. Nellums, of record in Book 4744, page 388, Register's Office for Davidson County.

Being the same property conveyed to Marcus E. Nellums Jr. and wife, Annette D.Nellums by deed from Chris F. Gardner of record in Book 4716, page 780 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 $ 28,700.00

Subscribed and sworn to before me, this the 15th day of September 1975

Affiant Richard A. Couto

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Emery

This is unimproved ( ) improved (X) property, known as 303 Greenway Avenue Nashville, 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 Richard A. Couto and wife, Patricia Couto 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.*

We *further covenant and bind* ourselves; our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard A.Couto and wife, Patricia Couto their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness Our hand(s) this 9th day of September 1975 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marcus E. Nellums Jr.

Annette D. Nellums

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, Marcus E. Nellums and wife, Annette D. Nellums, 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 Roswell, Georgia, Tennessee, this 9 day of September, 1975.

Notary Public, Georgia State at Large

Commission expires My Commission Expires June 4, 1977

NOTARY PUBLIC STATE AT LARGE GEORGIA NANCY E. KIMBLE

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.....

2-26458

WARRANTY DEED

FROM

Marcus E. Nellums, Jr. et ux.

TO

Richard A. Couto et ux.

SEP 16 75 CONV 28,700.00

SEP 16 75 S'TAX A* 74.62

SEP 16 75 PR'FEE A* .50

SEP 16 75 W'DEED A* 4.00 * 79.12

D 15673

IDENTIFICATION REFERENCE

SEP 16 8 26 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238