WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 11/19/01 13:49 2pgs
Fees:13.00 Taxes:397.75

20011119-0126456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-7353-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delmas Wayne Russell	New Owners	MAP 19-13
(NAME)	(NAME)	
114 Myers Street		PARCEL 34
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Dorch H. Cole and husband, Thomas S. Cole, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Delmas Wayne Russell and wife, Susan Ross Russell

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:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 9 and the west 30 feet of Lot No. 10 on the Map of Subdivision of the W. B. Myers' Home Place as of record in Book 547, Page 41, Register's Office for said County.

Said Lot No. 9 and the west part of Lot 10 adjoin and front together 80 feet on the northerly side of Myers Avenue, and run back between parallel lines 131-1/2 feet to an alley.

TRACT II:
Land in Davidson County, Tennessee, beginning at the southwest corner of Lot No. 9 on the Map of the Subdivision of W. B. Myers' Home Place, as of record in Book 547, Page 41, Register's Office for Davidson County, Tennessee, running thence westerly along the north margin of Myers Avenue 10 feet (fronting 10 feet on said Myers Avenue) and running back northerly between parallel lines 131-1/2 feet to an alley, said 10 foot strip of land adjoining the westerly margin of Lot No. 9.

BEING the same property conveyed to Dorch H. Cole and Cynthia D. Cole, by deed from Vircie F. Huffines, a widow, of record in Book 6953, Page 978, Register's Office for Davidson County, Tennessee. Said deed reserved a life estate to Vircie F. Huffines. The said Vircie F. Huffines having since died. Cynthia D. Cole, now being Cynthia D. Cole Jenkins having since conveyed her interest to Dorch H. Cole by Quitclaim Deed of record in Book 10134, Page 926, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 114 Myers Street, Goodlettsville, TN 37072
(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 hand s this 12th day of November, 2001

Dorch H. Cole
Dorch H. Cole

Thomas S. Cole, Sr.
Thomas S. Cole, Sr.

Thomas S. Cole, Sr. husband of Dorch H. Cole, joins in this conveyance for the express purpose of conveying any marital rights which he may have in said property, both now or in the future.

DCTN01WC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DORCH H. COLE, Sr. and husband, THOMAS S. COLE,** the bargainors, with whom I am personally acquainted, and who, upon their oaths, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 12th day of November, 2001.

Notary Public

My Commission Expires: ~~9/24/05~~

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Berhe Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE