K 3677

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: _____

ADDRESS: _____

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Rebecca Boyer Riddle

_____,

hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, _____

Dan E. McGugin, Jr.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Five (5%) per-centum of a one-half undivided interest in and to the following described real estate:

Being part of lot No. 223 in McNairy's Plan of West Nashville, as of record in Book 9, pp. 322 and 323, R.O.D.C., being part of what is known as "Fort Houston Property" and described as follows:

Beginning in the southerly margin of McGavock Street, 100 feet easterly from its intersection with 17th Ave. S., formerly Williams or Addison St., and running eastwardly with the southern margin of McGavock St., 100 feet to a point; thence southerly parallel with 17th Ave. S., 123 feet to the line of the Joel W. Carter lot; thence westerly and parallel with McGavock St. 25 feet; thence at right angles southerly 14½ feet to the northeast corner of an alley; thence with the northerly margin of said alley westerly 75 feet to a point; thence northerly 137½ feet to the beginning.

Being the same 5% of a ½ undivided interest heretofore conveyed to Dan E. McGugin, Jr. by James T. Riddle, et ux by Deed of Record in Book 3646, Page 151, R.O.D.C., Tennessee

THIS TRACT IS _____ IMPROVED AND SHOWN ON TAX RECORDS AS:

No.	Street	City	Zone	State
	McGavock Street	Nashville, Tennessee		

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 the 31st day of January, 19 64.

Dan E McGugin Jr.

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 2.00

FEB 3 1964

DOCUMENTARY TAX $1.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

R. E. WORRALL
REGISTER & COURT CLERK
DAVIDSON COUNTY

Personally appeared before me, W. W. McKelly, a Notary Public in and for said County and State, the within named Dan E. McGugin Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 19 64.

Commission expires 1-24-66

W. W. McKelly Jr.
Notary Public

WARRANTY DEED

FROM
DAN E. MCGUGIN, JR.

11830

TO
REBECCA BOYER RIDDLE

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }

Received for record 3 day of FEB A.D. 1964 at 1:10 o'clock P. M.
Noted in Book 102 Page 547
Recorded in Book _____ Page _____
Recording Fee $ 2.00

Lelia J. Wilmoth, Register
By Mc Kinley
Deputy Reg.

G 167