BOOK 4204 PAGE 845

FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. McGee (NAME)	Fidelity Federal Savings & Loan (NAME)	MAP 118-13
3604 Wilbur Foster Dr. (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	PAR 177 TR.
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,650.00

James G. McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 1968.

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: April 26, 1971

(AFFIX SEAL)

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 I, Walter R. Richard, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. McGee and wife, Janie Phelan McGee

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:

Land in Davidson County, Tennessee, being Lot No. 38 and part of Lot No. 41 on the Plan of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr., Surveyor, October 2, 1960, as follows:

Beginning at a point on the southeasterly margin of Wilbur Foster Drive at the corner of Lots Nos. 37 and 38; thence with the line between said two lots southeastwardly 117 feet to the corner of Lots Nos. 37, 38, and 41; thence eastwardly 96 feet to the southwest corner of the property conveyed to Bernard C. Knestrick and wife, by deed from Ruth Clinard, of record in Book 3160, page 169, said Register's Office; thence with said Knestrick's westerly line northwardly 79.2 feet, more or less, to the corner of Lots Nos. 38, 39, 40 and 41; thence with the line between said lots Nos. 38 and 39, northwestwardly 155.4 feet to the southeasterly margin of said Wilbur Foster Drive; thence with same southwestwardly 142 feet to the beginning.

Being the same property conveyed to Walter R. Richard and wife, Kamma C. Richard, by deed from Patricia Marshall Clinard, of record in Book 3648, page 617, Register's Office for said County. The said Kamma C. Richard having since died.

This is unimproved ( ) improved (X) property, known as 3604 (House Number) Wilbur Foster Drive (Street) Nashville, Tennessee (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 my hand this 12th day of January, 1968

Walter R. Richard

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, J. Carl Smith, a Notary Public in and for said County and State, the within named Walter R. Richard, a widower

the bargainor, 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 12th day of January 19 68

Commission expires April 26, 1971

J. Carl Smith
Notary Public

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

(\$16,650.00) L-17,890

WARRANTY DEED

FROM
Walter R. Richard

TO
James G. McGee and wife,
Janie Phelan McGee

02722

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 15 1 58 PM '68
NOTED: BOOK 118 PAGE 126
RECORDING FEE $ 3.50
DEP. REG. R

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 43.16
PROBATE .50
TOTAL $ 43.66

JAN 15 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.