BOOK 4402 PAGE 647 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,875.55

Mary Nina Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 19 70

Notary Public

MY COMMISSION EXPIRES: April 22, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Nina Baker (NAME)	First & Mid-South Mortgage Company (NAME)	Map 71-8
514 Norton Avenue (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 180
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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, Jackie F. McQuaig and wife, Gail L. McQuaig

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Nina Baker

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. 101 on the Map of Joywood Heights, Section One, of record in Book 1130, page 91, Register's Office for said County.

SAID Lot fronts 60 feet on the southerly side of Norton Avenue and runs back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to Jackie F. McQuaig and wife, Gail L. McQuaig, by deed from George Romney, Secretary of Housing and Urban Development, of record in Book 4310, page 514, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein, the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note secured by a deed of trust executed by the above grantees, to Franklin G. Clark, Trustee, of record in Book 4310, page 516, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 514 Norton Avenue Nashville, Tennessee
(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 11th day of March, 19 70

Jackie F. McQuaig

Gail L. McQuaig

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackie F. McQuaig and wife, Gail L. McQuaig

the 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 Nashville, Tennessee, this 11th day of March 19 70

Commission expires April 22, 1972

Linda L. Carter
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

WARRANTY DEED

FROM
Jackie F. McQuaig and wife,

Gail L. McQuaig

TO
Mary Nina Baker

A 70791

IDENTIF. REFERENCE

MAR 11 8 52 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

MAR 11 70	CONV	*8,875.55			
MAR 11 70	S'TAX		A*	23.14	
MAR 11 70	PR'FEE		A*	.50	
MAR 11 70	W'DEED		A*	3.00	* 26.64