WARRANTY DEED

PARCEL NO. 11W-77385

This deed was prepared by:
Mose J. Davie, Attorney
1026 - 4th Avenue, North
Nashville, Tennessee 37219

MAP 92-13
PAR. 92

BOOK 4419 PAGE 282

For and in consideration of the sum of Six-Thousand-Twenty-Seven Dollars and Eight Cents ($6,027.08), cash in hand paid to us, and for the assumption of a lien by a deed of trust executed by Louise Roundtree, deceased, to R. E. Myres, Trustee, in the sum of Fourteen-Hundred-Seventy-Two Dollars and Ninety-Two Cents ($1472.92), as of record in Book 4177, page 539, to secure William H. Quarles, and for other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Bennie McDavid and husband, Elijah T. McDavid, and Margaret Ann Griffin and husband, Warren Griffin, have bargained and sold, and by these presents, do transfer and convey unto Christeen Teal, (an unmarried woman), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Hortense Plan, said plan being recorded in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 50 feet on the west side of 33rd Avenue, North, formerly Bacon Avenue, and runs back westwardly between parallel lines 140 feet, more or less, to a 12 foot alley.

Being the same property conveyed to Bennie McDavid and Margaret Ann Griffin as the devisees under the Will of Louise L. Roundtree, deceased, as of record in Will Book 93, page ~~370~~ 495, Probate Court of Davidson County, Tennessee.

Said land is improved and known as 327 - 33rd Avenue, North, Nashville, Tennessee. Send all tax statements to Christeen Teal, at 327 - 33rd Avenue, North, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Christeen Teal, her heirs and assigns, forever.

And, we do covenant with the said Christeen Teal, that we are lawfully seized and possessed of the said land in fee simple; have a good right to convey it, and the same is unencumbered, except as above set out.

And we, Bennie McDavid and husband, Elijah T. McDavid, and Margaret Ann Griffin and husband, Warren Griffin, do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the said land to Christeen Teal, her heirs and assigns against the claims of all persons whomsoever.

Witness our hands on this the 30th day of April, 1970.

MARGARET ANN GRIFFIN

BENNIE McDAVID

WARREN GRIFFIN

ELIJAH T. McDAVID

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Mose J. Davie, a Notary Public, in and for said County and State, the within named, Bennie McDavid, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1970.

NOTARY PUBLIC

My Commission expires November 1, 1972.

MAY22	CONV	*7,500.00			
MAY22 S TAX			A*	19.50	
MAY22 PRTFEE			A*	.50	
MAY22	WDEED		A*	4.50	* 24.50

STATE OF MICHIGAN)
:
COUNTY OF WAYNE)

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Personally appeared before me, Abel Grace, a Notary Public in and for said County and State, the within named, Elijah T. McDavid, 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 Detroit, Michigan, this the 4th day of May, 1970.

ADEL GRACE NOTARY PUBLIC WAYNE COUNTY, MICH.

Abel Grace
NOTARY PUBLIC

My Commission expires: June 24, 1972

STATE OF CALIFORNIA)
:
COUNTY OF SAN MATEO)

Personally appeared before me, MADELINE B. HEARN, a Notary Public in and for said County and State, the within named, Margaret Ann Griffin and husband, Warren Griffin, the bargainors 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 Palo Alto, California, this the 11th day of May, 1970.

Madeline B. Hearn
NOTARY PUBLIC

My Commission expires: May 15, 1970.

I hereby swear or affirm that the actual consideration or true value for this transfer whichever is greater, is $7500.00.

Affiant

Sworn to and subscribed before me this 21st day of May, 1970.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Deputy Register
Notary Public
My Comm. expires 1-23-72

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENNESSEE
MAY 22 9 52 AM 1970
IDENTIF. REFERENCE
A 78319