BOOK 4446 PAGE 707

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 1970

Notary Public

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony P. McGonigal (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	3D 8895
2524 Hibbitts Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 28146 (STREET ADDRESS)	
Donelson, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30328 (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, Sadie E. Cavnar, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony P. McGonigal et ux Linda L. McGonigal

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:

Being Lot No. 21 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, Page 119, Register's Office, Davidson County, Tennessee, and being more fully described as follows;

SAID LOT No. 21 fronts 79 feet on the west side of Hibbitts Road and runs back between lines measuring 152.7 feet on the north line, and 156.3 feet on the south line to a dead line in the rear, measuring 93.0 feet thereon.

Being the same property conveyed to Sadie E. Cavnar, a single person, by deed from S. K. Grayson and wife, Frances E. Grayson, of record in Book 3429, Page 411, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to a 10 foot public utilities easement across the rear and a 45 feet minimum building setback line from Hibbitts Road, and the restrictive covenants of record in Book 2297, Page 194, Register's Office, Davidson County, Tennessee.

This is { unimproved / improved (xx) } property, known as 2524 Hibbitts Road, Donelson, Tennessee 37214
(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 my hand this 15th day of September, 1970

Sadie E. Cavnar

Sadie E. Cavnar

BOOK 4446 PAGE 708

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Sadie E. Cavnar, a single person

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 15th day of September 1970.

Commission expires 11-26-73

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 Sadie E. Cavnar

TO Anthony P. Mc Gonigal et ux

Linda L. McGonigal

A 90546

IDENTIF. REFERENCE

Sep 21 10 11 AM '70

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

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

SEP 21 70	CONV	14,500.00			
SEP 21 70	S'TAX		A*	37.70	
SEP 21 70	PR'FEE		A*	.50	
SEP 21 70	W'DEED		A*	3.00	* 41.20