BOOK 1474 PAGE 150

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,350

Forest B Tolbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 1971.

~~Forest B Tolbert~~ William F Burke
Notary Public

MY COMMISSION EXPIRES: Oct 30, 1973

(AFFIX SEAL)

This Instrument Prepare By:
THOMAS, HARRINGTON, BALLIN & FORTAS
122 Parkway Towers, Nashville, Tennessee

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Guthrie (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	Map 81-14
2302 Underwood Street (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Pac. 149
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	PW

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~~ We, Andrew W. McClain, & wife, Alberta D. McClain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. Guthrie, and wife, Helen E. Guthrie

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. 69 on the Plan (revised) of Fisk Park, as of record in Book 2331 page 114 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew W. McClain by Warranty Deed from Harrison Dury McClain and wife, Stella M. McClain of record in Book 4447 page 352 Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 2302 Underwood Street (House Number) (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 15th day of January, 19 71

Alberta D. McClain

Andrew W. McClain

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, William L. Brooks, a Notary Public in and for said County and State, the within named Andrew W. McClain, & wife, Alberta D. McClain

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 Nashville, Tennessee, this 15th day of January 1971

Commission expires Oct. 30, 1973

William L. Brooks
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
Andrew W. McClain, & wife, Alberta D. McClain

TO
Edward L. Guthrie, & wife, Helen E. Guthrie

B U 2 1 7 3

IDENTIF. REFERENCE

JAN 15 4 09 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 15 71	CONV	10,350.00			
JAN 15 71	S'TAX		A*	26.78	
JAN 15 71	PR'FEE		A*	.50	
JAN 15 71	W'DEED		A*	3.00	* 30.28