BOOK 4474 PAGE 325

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Calvian G. Dunnavant et ux (NAME)	UNITED MORTGAGE INVESTORS (NAME)	
352 Chamberlain Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 92-13 Pcl. 304
Nashville, Tennessee (CITY) (P O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eight Thousand Eighty-Five and 32/100 Dollars of which $515.82 has been paid in cash, the receipt of which is hereby acknowledged and for the remainder, Calvian G. Dunnavant & Wife, Mattie A. Dunnavant assume in full and agree to pay the balance of an indebtedness in the amount of $7,569.50 as set forth in a deed of trust executed by James E. Tuggle and Wife, Ruth Tuggle, to Fred K. Stair & Wife of record in book 3146, page 99, Register's Office for Davidson County, Tennessee.

JAMES E. TUGGLE & WIFE, RUTH TUGGLE

have this day bargained and sold, and do hereby transfer and convey unto the said

CALVIAN G. DUNNAVANT & WIFE, MATTIE A. DUNNAVANT

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 70 feet of Lots Nos. 6 and 7 of Block No. 23 on the Map of the subdivision of Plummer Place, as of record in Book 161, page 39, Register's Office for said County.
Said part of Lots Nos. 6 and 7 fronts 70 feet on the easterly side Chamberlain Avenue, formerly 38th Avenue N rth, and runs back between parallel lines with the northerly margin of an alley, 100 feet to the westerly line of Lot No. 5.

Being the same real property conveyed to James E. Tuggle and wife, Ruth Tuggle, by deed from Julian H. Zimmerman, of Washington, D.C., as Federal Housing Commissioner, of record in book 3136, page 403, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,085.32

Subscribed and sworn to before me, this the 16 day of January, 19 71

Affiant James E. Tuggle

My commission expires June 22 1973 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 352 Chamberlain Street, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Calvian G. Dunnavant and wife, Mattie A. Dunnavant

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as hereinabove, and taxes for the year 1971 which have been prorated and assumed by the Grantee.

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Calvian G. Dunnavant and wife, Mattie A. Dunnavant *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16th *day of* January, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Prepared by
Calvian Dunnavant
1322 W. Long Drive
Nashville

James E. Tuggle

Ruth E. Tuggle

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* James E. Tuggle and wife, Ruth P. Tuggle

the within named bargainor, 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 16 *day of* January, *19* 71.

[illegible] *Notary Public*

Commission expires [illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in .....
this ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

JAMES E. TUGGLE et ux

TO

CALVIAN G. DUNNAVANT et ux

JAN 18 CONV *8,085.32
JAN 18 S'TAX A* 21.06
JAN 18 PR'FEE A* .50
JAN 18 W'DEED A* 3.00 * 24.56

B 0 2 2 5 0

IDENTIF. REFERENCE

JAN 18 1 46 PM '71

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE