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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 1971.

Notary Public

MY COMMISSION EXPIRES: ~~1/28/72~~ Aug 8 1974

(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
William E. Higgins, Attorney, 338 46th Ave. North, Nashville, Tenn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John V. Walker, Jr. (NAME)	SAME (NAME)	Map 30
3575 Beech Hollow Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt Par. 42
White's Creek, Tenn. 37189 (CITY) Rt. #1 (STATE) (P. O. ZIP)	(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, Elsie McGuire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John V. Walker, Jr.

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:

The easterly seven (7) acres, more or less, of the land conveyed to Grantor by deed from J. E. Fox as of record in Book 3177, page 351, Register's Office for Davidson County, Tennessee, being in the 14th Civil District of said County and described as follows, to-witt:

Beginning at a telephone pole located at the Bear branch on my extreme northeast corner; thence in a southerly direction 781', more or less, along my East boundary line and extending to my extreme southeast corner; thence westerly along the fence row on my southern boundary line 363', more or less, to a stake; thence northerly 781', more or less, to the well house on my northern boundary line; thence along my northern boundary line 363', more or less, to the point of beginning.

Being a part of the same property conveyed to W. H. McGuire and wife, Elsie McGuire, by deed from J. E. Fox of record in Book 3177, page 351, said Register's Office, the said W. H. McGuire having since died.

unimproved ( )
This is improved (X) property, known as _____
(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 18th day of January, 1971

Elsie McGuire

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named Elsie McGuire

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 18th day of January 19 71

Commission expires 1/23/72

William E. Higgins
Notary Public

WILLIAM E. HIGGINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Elsie McGuire

TO
John V. Walker, Jr.

302394

IDENTIF. REFERENCE

JAN 19 10 10 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 19F	CONV	*1,500.00			
JAN 19F	STAX		A*	3.90	
JAN 19F	RTFEE		A*	.50	
JAN 19F	WDEED		A*	3.00	* 7.40