WARRANTY DEED

BOOK 4475 PAGE 669

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ruperto M. Marigza (NAME)	Noel-Palmer Co. (NAME)	(16-D\ 00220)
1901 Wildwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	Map. 117-4 Par. 10E Cal
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 2818, page 119, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By

Tilman Pedigo, Jr.

Of The Law Firm Pedigo & Stinson

Stahlman Building, Nashville, Tennessee

I, Margie Y. McDonald, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Ruperto M. Marigza and wife, Mary Helen Marigza

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 part of Lot No. 1 on the Plan of the Lands of A. B. Montgomery of record in Plan Book 1, page 22, of the Chancery Court at Nashville, and described according to a copy of a survey thereof, made by William Collier Parrish Associates, Civil Engineers, June 30, 1958, as follows:

Beginning at the southwest intersection of Wildwood Avenue and Battery Place; thence with the margin of Wildwood Avenue, westerly 150 feet to a point; thence southerly 165 feet, by field measurement, 160 feet to the north line of a 5-foot strip reserved for a pipe line; thence with the margin of said strip easterly 150 feet to the westerly margin of Battery Place; thence with the margin of the same, northerly 160 feet to the point of beginning.

Being the same property conveyed to Frank J. McDonald and wife, Margie Y. McDonald by deed from E. Fisher Darden and wife, Elma M. Darden of record in Book 3134, page 575, Register's Office for Davidson County, Tennessee and by Divorce Decree No. 55629 of record in Minute Book 62B, page 866, Circuit Court Clerk's Office for Davidson County, Tennessee and recorded in Book 4473, page 367, Register's Office for Davidson County, Tennessee, said property was divested out of Frank J. McDonald and vested in Margie Y. McDonald. The said Margie Y. McDonald and Margie Yancy McDonald are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.

Subscribed and sworn to before me, this the 22nd day of January, 19 71

Affiant Ruperto M. Marigza

My commission expires: May 15, 1973

(Affix Seal)

Notary Public

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

This is unimproved ( ) improved (X) property, known as 1901 Wildwood Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruperto M. Marigza and wife, Mary Helen Marigza *their heirs and assigns, forever.*

And I *do covenant with the said* Ruperto M. Marigza and wife, Mary Helen Marigza *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as noted above.

And I, Margie Y. McDonald, unmarried *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ruperto M. Marigza and wife, Mary Helen Marigza, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22nd *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.*

Margie Y. McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Hilman Barnard *, a Notary Public in and for said County and State, the within named* Margie Y. McDonald , unmarried

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* 22nd *day of* January *, 19* 71

....., Notary Public.

Commission Expires May 15, 1973

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this.....
day of ....., 19.....

....., Notary Public.

Commission Expires.....

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

MARGIE Y. McDONALD

TO

XXXXXXXXXXXXXXXXXXXXXXXXXX

Rupert M. Marigza et ux

JAN25'71 CONV 23,000.00
JAN25'71 STAX A* 59.80
JAN25'71 PRTEE A* .50
JAN25'71 MDEED A* 6.00 * 66.30

30291 2

IDENTIF. REFERENCE

JAN 25 10 13 AM '71

FELIX A. ASSOLL II REGISTER
DAVIDSON COUNTY, TENN.

RECEIVED

BOOK 4475 PAGE 672

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON