BOOK 4497 PAGE 30

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,790.00

Milton E. Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 1971.

W. Cooper
Notary Public

MY COMMISSION EXPIRES: 4-26-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mr. Dodson Batson, Attorney, Pettus Road, P. O. Box 394, Antioch, Tennessee.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. McQuiston (NAME)	SAME (NAME)	Map 19-1
325 Valeria Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 131
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pat

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, Milton E. Newcomb and wife, Margie E. Newcomb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. McQuiston and wife, Mary Darlene McQuiston

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. 17 on the Map of W. G. Thuss Addition, of record in Book 332, page 67, Register's Office for said County.

Lot No. 17 fronts 50 feet on the south side of Valeria Street and extends back between parallel lines along the westerly line of Wickson Street 150 feet to a dead line in the rear.

Being the same property conveyed to Milton E. Newcomb and wife, Margie E. Newcomb, by deed from United Construction Corp. of Nashville, of record in Book 4471, page 850, Register's Office for Davidson County, Tennessee.

This is (unimproved / improved (X)) property, known as 325 (House Number) Valeria Street (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 our hand s this 22nd day of April, 19 71

Milton E. Newcomb

Margie E. Newcomb

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton E. Newcomb and wife, Margie E. Newcomb

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 22nd day of April 19 71

Commission expires 4-26-72

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

COOPER REALTY CO

WARRANTY DEED

FROM

MILTON E. NEWCOMB AND WIFE,

MARGIE E. NEWCOMB

TO

ROBERT E. McQUISTON AND WIFE,

MARY DARLENE McQUISTON

312582

IDENTIF. REFERENCE

APR 28 8 34 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR28	CONV	14,790.00			
APR28	S'TAX		A*	38.48	
APR28	PR'FEE		A*	.50	
APR28	W'DEED		A*	3.00	* 41.98

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.