WARRANTY DEED

BOOK 4535 PAGE 271

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles W. McGinnis, et ux	Same	Map. 94-A
(NAME)	(NAME)	Pcl. 300
3407 Geneva Circle		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville 37209 Tenn.		pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eight Thousand, Nine Hundred Fifty and-----

----------00/100 ($8,950.00)-------- *Dollars,*
of which $4,000.00 has been paid in cash by Grantees hereinafter named to Grantors hereinafter named, receipt of which is hereby acknowledged, and for the remainder said Grantees have assumed and agreed to pay and hereby assume and agree to pay the balance remaining due in sum of $4,950.00 on a certain note to Clyde E. Nolen in original sum of $7,500.00 payable in monthly installments of $75.00 with interest @ 7% per annum and secured by Vendors lien in deed of record in Book 4513, page 139, Register's Office of Davidson County, Tennessee; the said Grantors, Shirley L. Randall and husband, M. L. Randall,

have this day bargained and sold, and do hereby transfer and convey unto the said Grantees, Charles W. McGinnis and wife, Eugenia Mobley McGinnis, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the northerly part of Lot No. 3, Block A, Lusk's Subdivision of Lot No. 36 and north half of Lot 37, Boyd McNairy's Plan of record in Book 161, page 163, Register's Office for said County.

Said part of said Lot No. 3 fronts 50 feet on the north side of Jefferson Street and extends back 138.93 feet, more or less on the east line and 138.94 feet more or less on the west line, to the south margin of Beasley Street, formerly Madison Street, measuring 50 feet thereon.

Being the same property conveyed to Shirley L. Randall, by deed from Clyde E. Nolen, as of record in Book 4513, page 139, said Register's Office.

Mail to

Prepared by: Avon N. Williams, Jr., 1414 Parkway Towers, Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 8,950.00

Subscribed and sworn to before me, this the 7th day of September, 19 71

My commission expires: Mar. 2, 1974
(Affix Seal)

Affiant M. L. Randall

Notary Public

This is unimproved (X) improved property, known as 2504 (House Number) Jefferson Street (Street), Nashville P. O. Address, Tennessee (City or Town) 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, Charles W. McGinnis and wife, Eugenia Mobley McGinnis, their *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, Charles W. McGinnis and wife, Eugenia Mobley McGinnis, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* September, *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.*

Shirley L Randall
Shirley L. Randall

M. L. Randall
M. L. Randall

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edith D Kempsey *a Notary Public in and for said County and State,* Shirley L. Randall and husband, M. L. Randall

the within named bargainor S, 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 Nashville, *Tennessee, this* 7th *day of* September, *1971*

Edith D Kempsey *Notary Public*

Commission expires May 7, 1972

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 .....

SEP-8?? CONV *8,950.00
SEP-8?? S'TAX A* 23.14
SEP-8?? PR'FEE A* .50
SEP-8?? W'DEED A* 4.00 * 27.64

WARRANTY DEED

FROM
SHIRLEY L. RANDALL, ET VIR
TO
CHARLES W. McGINNIS, ET UX

B 29792

IDENTIF. REFERENCE

SEP 8 2 57 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2056
NASHVILLE, TENNESSEE