BOOK 4536 PAGE 743

This instrument was prepared by
DENNIS, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Paul T. McGinnis	Murphree Mortgage Company	Map 100-1
(NAME) 803 Winthorne Court	(NAME) 226 Third Avenue, North	Parcel 21
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; Paul T. McGinnis and wife, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Vendor's Lien of record in book 3573, page 162, Register's Office for Davidson County, Tennessee, to which reference is here made for terms of payment, etc.;

We, J. O. Richardson and wife, Dorothy Richardson,

have this day bargained and sold, and do hereby transfer and convey unto the said PAUL T. McGINNIS and wife, MARTHA JEAN McGINNIS, their

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

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Glengarry Park, Section 3, as of record in book 2900, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 312 fronts 90.3 feet on the southerly margin of Winthorne Court, and extends back between lines, 170.8 feet on the westerly line and 189.6 feet on the easterly line, to a dead line in the rear, on which it measures 81 feet.

Being the same property conveyed to J. O Richardson and wife, Dorothy Richardson, by deed from Frances L. Elrod, of record in book 3935, page 803, Register's Office for said County.

This conveyance is made subject to easements, setback lines, etc., as shown on the Plan of record in book 2900, page 25, R.O.D.C., Tennessee, together with any other easements as may appear of record; restrictive covenants of record in book 2796, page 604, and book 2960, page 6; and subject to restrictions contained in Installment Deed of record in book 2796, page 604, 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 $ 20,117.62

Subscribed and sworn to before me, this the 10th day of September 19 71.

Affiant

My commission expires: 3-3-73.
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 803 Winthorne Court, 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 PAUL T. McGINNIS and wife, MARTHA JEAN 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,* except as herein stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* PAUL T. McGINNIS and wife, MARTHA JEAN McGINNIS, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 10th *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.*

Dorothy Richardson
Dorothy Richardson

J. O. Richardson
J. O. Richardson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jneall Watson, *a Notary Public in and for said County and State,* J. O. Richardson and wife, Dorothy Richardson,

the within named bargainor S, *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 10th *day of* September, *19* 71.

Jneall Watson, *Notary Public*

Commission expires 3-3-73.

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 15 71 CONV 20,117.62
SEP 15 71 S'TAX A* 52.26
SEP 15 71 PR'FEE A* .50
SEP 15 71 W'DEED A* 4.00 * 56.76

Mail to: Wm. D. Castleman, 218 Third Avenue, North, Nashville, Tenn.

WARRANTY DEED

FROM

J. O. RICHARDSON, ET UX,

TO

PAUL T. McGINNIS, ET UX.

B 3 0 4 9 1.

IDENTIF. REFERENCE

SEP 15 10 32 AM '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 256-2656
NASHVILLE, TENNESSEE