Prepared by: Anne Cittenden Kelley
Parkway Towers

WARRANTY DEED

BOOK 4589 PAGE 833

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. C. E. McGruder, et ux (NAME)	Com. Fed. Sav. & Ln. Assn. (NAME)	Map 81-15
908 32nd Ave. North (STREET ADDRESS OR ROUTE NUMBER)	2605 Jefferson Street (STREET ADDRESS)	Par. 94
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten &----------
----------No/100-----($10.00)------ Dollars,
and other valuable consideration,

I, Birdie Elliott

have this day bargained and sold, and do hereby transfer and convey unto the said Dr. C. E. McGruder and wife, Curlie McGruder, their

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

Land in Davidson County, Tennessee, being Lot No. 13 in S.A. Champion's Subdivision of Lots Nos. 85 to 168, Lots 169 to 228 and Lots 235 to 252 inclusive in the Harding Plan, as of record in Book 21, page 80, of the Register's Office of said County, and the plan of said subdivision being recorded in Book 161, page 132, Register's Office.

Said Lot No. 13 fronts 68.7 feet on the west side of 21st Avenue North, formerly Estrella Street, and runs back with the northerly margin of an alley, 154.7 feet to an alley in the rear on which it measures 69.4 feet.

Being the same property conveyed to Will Elliott and wife, Birdie Elliott, by deed from S. L. Nolen and wife, as of record in Book 742, page 203, said Register's Office, and the said Will Elliott having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52.50

Subscribed and sworn to before me, this the 31st day of March, 1972

Affiant Birdie E. Elliott

My commission expires: February 11, 1976 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1407 - 21st Avenue North, 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 Dr. C. E. McGruder and wife, Curlie McGruder, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Dr. C. E. McGruder and wife, Curlie McGruder, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 31st day of March, 1972 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Birdie Elliott

Birdie Elliott

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alpha J. O. Dill, a Notary Public in and for said County and State, Birdie Elliott

the within named 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 31st day of March, 19 72.

Alpha J. O. Dill
Notary Public

Commission expires February 11, 1976

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

BIRDIE ELLIOTT

TO

DR. C. E. McGRUDER, ET UX

B 5 4 5 5 3

IDENTIF. REFERENCE

APR 4 3 46 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-4 72	CONV	*5,250.00			
APR-4 72	S TAX		A*	13.52	
APR-4 72	PR FEE		A*	.50	
APR-4 72	W DEED		A*	4.00	* 18.02

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.-S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE