BOOK 4779 PAGE 547

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George B. McGugin	George B. McGugin	B M 03470
(NAME) 911 Westview Avenue	(NAME) 911 Westview Avenue	130-11-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205	(STREET ADDRESS) Nashville, Tenn. 37205	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

Forty-two Thousand Three Hundred Dollars ($42,300.00) and No.00-- *Dollars,*

of which the sum of $10,304.10 has been paid in cash and for the balance of which grantee has assumed a Deed of Trust Lien indebtedness in favor of Fidelity Federal Savings & Loan Association of Nashville, Tennessee

we, Dan E. McGugin, III & wife, Diane G. McGugin .....

have this day bargained and sold, and do hereby transfer and convey unto the said George B. McGugin .....

..... his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the revised plat of the New Golf Club Subdivision, as of record in Book 421, page 185, Register's Office for said County.

Said Lot No. 52 fronts 149 feet on the westerly side of West View, formerly Highland Avenue, and extends back 250 feet on the northerly line and 265 feet on the southerly line, with the northerly margin of Forsythe Place, to a dead line on which it measures 57 feet 6 inches.

Being the same property conveyed to Dan E. McGugin, III and wife, Diane G. McGugin, by deed from B. B. Doubleday, Jr. and wife, Josephine D. Doubleday, of record in Book _____, page _____, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $42,300.00

Subscribed and sworn to before me, this the 8 day of January 19 74

My commission expires: 5/11/76 (Affix Seal)

Affiant

Notary Public

HURGETT • ABSTRACT CO.

This is { } unimproved { X } improved property, known as 911 Westview Avenue, Nashville, Tenn. 37205
(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 .....

George B. McGugin .....

..... his *(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 for an indebtedness secured by a Deed of Trust Lien in favor of Fidelity Federal Savings & Loan Assn. of Nashville, Tenn. of Record in Book _____, page _____. *we further covenant and bind* our *heirs and representatives, to warrant and*

forever defend the title to said real estate to said George B. McGugin, his .....

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 8th day of January, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dan E. McGugin III

Diane G. McGugin

BOOK 1779 PAGE 548

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sue Ellen Burgett, a Notary Public in and for said County and State, Dan E. McGugin, III and wife, Diane G. McGugin

the within named 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 this 2nd day of January, 19 74.

Sue Ellen Burgett
Notary Public

SUE ELLEN BURGETT • NOTARY PUBLIC • Tennessee • DAVIDSON COUNTY

Commission expires 5/1/76

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 _____

JAN-9 CONV 42,300.00
JAN-9 $TAX A* 109.98
JAN-9 RFEE A* .50
JAN-9 W'DEED A* 4.00 * 114.48

WARRANTY DEED

FROM
Dan E. McGugin, III and wife,
Diane G. McGugin

TO
George B. McGugin

This Deed prepared by
Dan E. McGugin, Attorney
American Trust Bldg.
Nashville, Tenn. 37201

C37962

IDENTIF. REFERENCE

JAN 9 2 54 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE