BOOK 4886 PAGE 606

THIS INSTRUMENT PREPARED BY DAVID VINCENT, 1031 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201

| Address of New Owner | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| Ruby McGuire<br>1613 1/2 14 Avenue North<br>Nashville, Tennessee | Same | Map 71-5<br>P. 229.1, 229.2<br>Map 81-7<br>Pa F 207 |

D E E D

For and in consideration of Eighteen Hundred Fifty and No/00 ($1,850.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, David Vincent, a single man, have bargained and sold and by these presents do transfer and convey unto Ruby McGuire, her heirs and assigns the following described tracts or parcels of land in Davidson County, Tennessee, to wit:

TRACT NO. I:

Being part of Lot No. 1 on the Map of E. C. Scruggs' Subdivision of Lots Nos. 26, 27 and 28 on the Brooklyn Plan, as of record in Book 421, page 136, Register's Office for said County, described as follows:

Beginning at a point in the center line of Liberia Street, 497.2 feet southeasterly as measured along the center of said street from the northwesterly corner of the property conveyed to Forrest M. Brown and wife, Mattie Mai Brown by deed of record in Book 1084, page 210, and being the southwesterly front corner of the property conveyed to William Pigg, of record in Book 3372, page 227, said Register's Office; thence along Pigg's southerly line north 63° 45' east 145 feet to a point; thence south 27° 15' east 40 feet to a point; thence south 63° 45' west 145 feet to the center of Liberia Street; thence along the center of said street north 27° 15' west 40 feet to the point of beginning. This land is improved and is known as 1827 Liberia Street, Nashville, Tennessee.

Being the same land conveyed to David Vincent by deed from Richard A. Lewis, Trustee, of record in Book 4729, page 341, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Being part of Lot No. 1 on the Map of E. C. Scruggs' Subdivision of Lots Nos. 26, 27 and 28 on the Brooklyn Plan, as of record in Book 421, page 136, Register's Office for said County, described according to a survey made by Stephen A. Draper, Surveyor, dated April 22, 1961, as follows:

Beginning at a point in the center line of Liberia Street 417.2

feet southeasterly from the northwesterly corner of the property conveyed to Forrest M. Brown and wife, Mattie Mai Brown by deed from the Home Owners Loan Corporation of record in Book 1084, page 210, said Register's Office.

Thence south 85° 30' East 145 feet to a point; thence south 27° 15' East 14 feet to a point; thence south 63° 45 ' west 120 feet to a point in the center line of said street; thence North 27° 15' West 80 feet to the point of beginning. This land is improved and is known as 1829 Liberia Street, Nashville, Tennessee.

Being the same property conveyed to David Vincent by deed from Richard A. Lewis, Trustee, of record in Book 4729, page 341, Register's Office for Davidson County, Tennessee.

TRACT NO. III:

Land in Davidson County, Tennessee, being the easterly 90 feet of Lot No. 42 on the Plan of W. M. Butler's Subdivision of 11-3/4 acres of land, as of record in Book 57, page 98, Register's Office for said County.

Said part of Lot No. 42 fronts 50 feet on the westerly side of 16th Avenue North, formerly Butler Street and runs back between parallel lines with the southerly margin of Clay Street, 90 feet to a dead line. This land is improved and is known as 1929 16th Avenue North, Nashville, Tennessee.

Being the same land conveyed to David Vincent by deed from Richard A. Lewis, Trustee, of record in Book 4729, page 341, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the improvements thereon unto the said Ruby McGuire, her heirs and assigns in fee simple forever. It is expressly understood, however, between the grantor and grantee that this deed contains no warranties as to title or covenants as to encumbrances.

In witness whereof the said David Vincent has hereunto set his hand on the 10 day of January, 1974.

David Vincent

DAVID VINCENT

C86305

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IDENTIF. REFERENCE

FEB 3 2 19 PM '75

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Helen T. Gavigan, a Notary Public in and for said County and State, the within named David Vincent, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of January, 1974.

Helen T. Gavigan
NOTARY PUBLIC
COMMISSION EXPIRES: 7-24-77

HELEN T. GAVIGAN * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I hereby swear that the actual consideration or true value for this transfer, whichever is greater is $1,850.00.

D. O'Vincent

Subscribed and sworn to before me this 10 day of January, 1974.

Helen T. Gavigan
NOTARY PUBLIC
COMMISSION EXPIRES: 7-24-77

HELEN T. GAVIGAN * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| FEB-3IP | CONV | *1,850.00 | | | |
| FEB-3IP S'TAX | | | A* | 4.68 | |
| FEB-3IP PR'FEE | | | A* | .50 | |
| FEB-3IP | W'DEED | | A* | 6.00 | * 11.18 |