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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,655

Charles Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 75

Notary Public

MY COMMISSION EXPIRES: 10/26/77

(AFFIX SEAL)

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Charles Alexander, Atty. 1822 Parkway Towers, Nashville, Tn.37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Rankins (NAME)	Same (NAME)	Map 71-10
702 Vanderhorst Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 124-119
Nashville, Tn.37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Emma Irene Scales, a divorcee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy C. Rankins and wife, Barbara Rankins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: Being Lots Nos. 64 & 65 of Block C on the Map of Cumberland Heights, of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 100 feet on the westerly side of Aline Avenue and runs back between parallel lines 128 feet to an alley.

Being the same property vested in Emma Irene Scales, by decree of the 4th Circuit Court of Davidson County, Tennessee, entered March 15, 1973, in Minute Book 80A, page 389, of said court, being Rule No. 67162, of said court, said decree being of record in Book 4880, page 79, register's office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1226 Aline Avenue, Nashville Tennessee 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of January, 19 75

Emma Irene Scales
Emma Irene Scales

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma Irene Scales

the 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 29th day of January 1975

Commission expires 10/26/77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Emma Irene Scales

TO
Billy C. Rankins & wife
Barbara Rankins

C 86318

IDENTIF. REFERENCE

FEB 3 2 39 PM '75

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-3 75	CONV	*2,655.00			
FEB-3 75 S'TAX			A*	7.02	
FEB-3 75 PR'FEE			A*	.50	
FEB-3 75	W'DEED		A*	4.00	* 11.52