BOOK 4938 PAGE 275

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July, 1975

Notary Public

MY COMMISSION EXPIRES: 2-13-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 112 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. McGinnis (NAME)	Mortage Associates, Inc. (NAME)	Map 107-5
1961 Dabbs Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Par 92
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	2DA 52615

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, GERALD W. INGRAM, as to a ½ undivided interest and EMORY A. INGRAM and wife, MARGARET VIRGINIA INGRAM, as to a ½ undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. McGINNIS and wife, JOYCE F. McGINNIS

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:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Bel-Air Section II, as of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for said County.

SAID Lot fronts 77 feet on the westerly side of Dabbs Avenue and runs back 178 feet on the northerly line and 164 feet on the southerly line to a dead line in the rear on which it measures 53.5 feet.

BEING the same property conveyed to Gerald W. Ingram and wife, Cynthia A. Ingram and Emory A. Ingram and wife, Margaret Virginia Ingram by deed from New Haven Park Company, a Corporation, of record in Book 3831, page 804, said Register's Office. The said Gerald W. Ingram and Cynthia A. Ingram were subsequently divorced and the interest of Cynthia A. Ingram in subject property was divested out of her and vested in Gerald W. Ingram by decree of the Fourth Circuit Court, Rule No. 46881, a copy of said decree being of record in Book 4494, page 506, said Register's Office.

Alice M. Ingram joins in the conveyance of this deed to convey any interest she may have in this property.

This is { unimproved ( ) / improved (X) } property, known as 1961 Dabbs Avenue, Nashville, Tennessee
(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 our hands this 31st day of July, 1975

Gerald W. Ingram

Emory A. Ingram

Alice M. Ingram

Margaret Virginia Ingram

STATE OF TENNESSEE
Davidson County

BOOK 4938 PAGE 276

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald W. Ingram, Emory A. Ingram and wife, Margaret Virginia Ingram, Alice M. Ingram

the 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 31st day of July 1975

Commission expires 5-16-77

Pauline Randolph
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
Gerald W. Ingram, and

Emory A. Ingram, et ux

TO

David A. McGinnis, et ux

D09562

IDENTIF. REFERENCE

AUG 4 2 41 PM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

AUG-4 CONV 29,900.00
AUG-4 S'TAX A* 77.74
AUG-4 PR'FEE A* .50
AUG-4 W'DEED A* 4.00 * 82.24

Rec'd / Back
WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.