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ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Dr. & Mrs. C. E. McGruder	Community Federal Savings & Loan	Map 81-15
(NAME)	(NAME)	
908 - 32nd Avenue, North	2701 Jefferson Street	Pdr. 90
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tenn. 37208	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- ($10.00)---------- DOLLARS

cash in hand paid by C. E. McGruder, M.D. and wife, Curlie E. McGruder, hereinafter roferred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Yvonne Brown Armstrong, as the Heir at-Law of Genevia Brown, and husband, Ronald Lester Armstrong, hereinafter referred to as the GRANTORS have bargained and sold,

~~Maxx Davidson Xxxxx~~M, and by these presents do transfer and convey unto the said C. E. McGruder, M.D. and wife, Curlie E. McGruder,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 3 and the easterly 10 feet of Lot No. 4 on the Plan of S. A. Champion's Subdivision of certain Lots in the Harding Addition, as of record in Book 161, page 132, Register's Office for said County.

Said parts of said Lots adjoin and front together 40 feet on the northerly side of Heiman Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Andrew Brown and wife, Genevia Brown, by deed of record in Book 2633, page 269, Register's Office for said County.

The said Andrew Brown and wife, having since died.

unimproved ( )
This is improved (X) property, known as 1906 Heiman Street, Nashville, Tennessee 37208
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 28th day of August, 1975.

Yvonne Brown Armstrong

Ronald Lestor Armstrong

STATE OF ~~XXXXXXX~~ CONNECTICUT

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COUNTY OF Hartford

Personally appeared before me, Doris L. Maynard, a Notary Public in and for said County and State, the within named Yvonne Brown Armstrong and husband, Ronald Lester Armstrong,

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 Rocky Hill, Connecticut, this 28th day of August, 19 75.

My commission expires MY COMMISSION EXPIRES MARCH 31, 1977 Notary Public

Doris L. Maynard

STATE OF TENNESSEE

COUNTY OF

Before me, , a Notary Public, of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 4,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

A. C. Williams

Sworn to and subscribed before me this 3rd day of August, 19 75.

My commission expires 11-1976 Notary Public

This instrument was prepared by:

Name	Address
Avon N. Williams, Jr.,	1414 Parkway Towers, Nashville, Tennessee 37219

SEP-4 75 CONV *4,500.00

SEP-4 75 S'TAX A* 11.70

SEP-4 75 PR'FEE A* .50

SEP-4 75 M'DEED A* 4.00 * 16.20

WARRANTY DEED

FROM

YVONNE BROWN ARMSTRONG, ET VIR

TO

C. E. McGRUDER, ET VIR

D 14225

IDENTIFICATION REFERENCE

SEP 4 1 04 PM '75

REGISTER

DAVIDSON COUNTY, TENN.

Tennessee Title

Office of

Pioneer National Title Insurance Company

Suite 2114—Parkway Towers

404 James Robertson Parkway

NASHVILLE, TENNESSEE 37219

Phone 259-2290

mail to:

A. C. Williams

2701 Richard Jones Rd.

Nashville, Tenn.