WARRANTY DEED

BOOK 4985 PAGE 417

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby McGuire (NAME:)	SAME (NAME:)	81-11
1613 1/2 14th Avenue No. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2.50
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/00 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption and agreement to pay by the grantees a note dated January 11, 1972, payable to the order of Community Federal Savings and Loan Association, for $27,185.33, now in the present balance of $25,942.60, secured by a deed of trust from Morris B. Haddox and wife, Linelle W. Haddox to Alfred C. Galloway, trustee, of record in Book 4568, page 454, We, Morris B. Haddox and wife, Linelle W. Haddox

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,442.60
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 1976.
Deputy Register

have bargained and sold, and by these presents do transfer and convey unto the said Ruby McGuire *her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the southerly 50 feet of Lot 367 on the Plan of McGavock, Wetmore, et al, Second Addition to the City of Nashville, called the "Addition to the Town of McGavock", as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 367 fronts 50 feet on the easterly side of 17th Avenue North formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Morris B. Haddox and wife, Linelle W. Haddox, by deed from Samuel McKissack and wife, as of record in Book 4568, page 452, said Register's Office.

THIS DEED PREPARED BY DAVID VINCENT, 1031 STAHLMAN BUILDING, NASHVILLE 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 28,442.60
Subscribed and sworn to before me, this the 7th day of January 1976
Affiant
My commission expires: My Commission Expires Jan. 29, 1978 (Affix Seal)
Notary Public

BOOK 4986 PAGE 418

unimproved ( )
This is improved (X) property, known as 1706 (House Number) 17th Avenue North (Street) Nashville P. O. Address; (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruby McGuire, her *heirs and assigns, forever.*

And we *do covenant with the said* Ruby McGuire *that* We *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except the assumed indebtedness herein.

And we, Morris B. Haddox and wife, Linelle W. Haddox *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 22 *day of* August, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Linelle W. Haddox
X Morris B. Haddox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David Vincent, *a Notary Public in and for said County and State, the within named* Morris B. Haddox and wife, Linelle W. Haddox

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* 22 *day of* August, *19* 73.

D. Wyatt, *Notary Public.*

Commission Expires 10/26/74.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

BOOK 4905 PAGE 420

WARRANTY DEED

FROM

MORRIS B. HADDOX, et ux

TO

RUBY McGUIRE

D 3 1 2 3 E

IDENTIF. REFERENCE

JAN 7 3 14 PM '76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-7-76	CONV	33,942.00			
JAN-7-76	S'TAX		B*	88.14	
JAN-7-76	PR'FEE		B*	.50	
JAN-7-76	W'DEED		B*	8.00	* 96.64

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201