BOOK 4996 PAGE 424 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,630.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 1976.

Notary Public

MY COMMISSION EXPIRES: Aug. 1st

(AFFIX SEAL)

mcO

THIS INSTRUMENT WAS PREPARED BY
G. Battle Claiborne, Attorney at Law, 501 Union Street, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neal McAlpin, Jr., et al (NAME)	same (NAME)	92-1
1005 - 32nd Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	110
Nashville, Tn. 37209 (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, Neal McAlpin, a widower,

HEREINAFTER CALLED THE GRANTOR~~S~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neal McAlpin, Jr., Joann McAlpin Collins and Barbara McAlpin Woods,

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 Lot No. 3 and the southerly 40 feet of Lot No. 4 in the subdivision of Lot No. 32 on the Map of Midway as of record in Book 421, Page 11, Register's Office for Davidson County.

Said Lot No. 3 and part of Lot No. 4 front together 90 feet on the westerly side of 32nd Avenue North, formerly India Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Neal McAlpin and wife Ruth DuVall McAlpin by deed from Fred Dixon and wife Rissie Dixon, of record in Book 2146, Page 174, Register's Office for Davidson County, Tennessee.

Ruth DuVall McAlpin died February 19, 1972.

unimproved ( )
This is improved (X) property, known as 1005 - 32nd Avenue, North, Nashville, Tennessee 37209
(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 12th day of February, 1976

Neal McAlpin

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 Neal McAlpin

the bargainor, 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 12th day of February 1976

Commission expires May 14, 1978

Mary Kimbrough Cox
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
Neal McAlpin, a widower

TO
Neal McAlpin, Jr., Joann McAlpin Collins and Barbara McAlpin Woods

D 35884

IDENTIF. REFERENCE

FEB 12 12 13 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 12 76	CONV	25,000.00			
FEB 12 76	S'TAX		B*	65.00	
FEB 12 76	PR'FEE		B*	.50	
FEB 12 76	W'DEED		B*	4.00	* 69.50