BOOK 5058 PAGE 627

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,750.00

Opal McPherson Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 1976

Notary Public

MY COMMISSION EXPIRES: Nov 4 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carole Chitwood Atty 334 Stahlman Bldg Nashville, Tenn 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert E. Sinor (NAME) | Same as New Owner (NAME) | 80-4 p84 |
| 3109 Doak Ave (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

mail

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, Bernice Cato Baird and Opal McPherson Graves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Earl Sinor

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 the 13th Civil District of Davidson County, Tennessee and being part of Block No. 3 on the map showing G.T. Sheegog's Subdivision at Bordeaux, Tennessee as of record in Book 421, page 191 in the Register's Office for said county, being Lots No 13 and 14 on the unrecorded plan of the Subdivision of said Block 3 described according to a survey made by Erle Drake, County Surveyor, February 1, 1937, as follows: BEGINNING on the southwesterly margin of Doak Avenue at a point 237 feet southeast of the southeasterly margin of South Hamilton Road, thence with the southwesterly margin of Doak Avenue southeastwardly 80 feet to the corner of Lots No 14 and 15; thence with the line between said two lots southwestwardly 150 feet; thence northwestwardly 80 feet to the corner of Lots 12 and 13; thence with the line between said two lots northeastwardly 150 feet to the beginning

Being the same property conveyed to Mrs. Loula Cato McPherson and Mrs. Bernice Cato Baird by deed from Hortense Cato Baker Lassiter et als of record in Book 2275, page 431 in the Register's Office for said County; Loula Cato McPherson having deeded her one half interest to Opal McPherson Graves by deed in which she retained a life estate, said deed being of record in Book 3972, page 715, said Register's Office, the said Loula McPherson having since died.

unimproved ( )
This is improved ( ) property, known as _____
(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 16th day of August, 19 76

Bernice Cato Baird

Opal McPherson Graves

STATE OF TENNESSEE
Davidson County

BOOK 5058 PAGE 628

Personally appeared before me, Carole C. Smith, a Notary Public in and for said County and State, the within named Bernice Cato Baird and Opal McPherson Graves

the bargainors, 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 13th day of August 19 76

Commission expires Nov 7, 1978

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

BERNICE CATO BAIRD AND

OPAL McPHERSON GRAVES

TO

ROBERT EARL SINOR

D 63776

ESTATE REFERENCE

AUG 18 12 37 PM '76

REGISTER
DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG 18 76 | CONV | *2,750.00 | | | |
| AUG 18 76 | S'TAX | | 6* | 7.02 | |
| AUG 18 76 | FR'FEE | | 6* | .50 | |
| AUG 18 76 | W'DEED | | 8* | 4.00 | * 11.52 |