FORM NO. WD-1

BOOK 5103 PAGE 431

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

X Arlis E. McGuire
Affiant Arlis E. McGuire

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 19 77

Notary Public

MY COMMISSION EXPIRES: 1-30-78

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE TENNESSEE

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON & BALLIN
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Arlis E. McGuire (NAME)	National Mortgage Company (NAME)	4D-39620
1400 Donelson Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	44-10-8
Old Hickory, Tn. 37138 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38118 (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, JAMES W. RANKIN and wife, EMMA FRANCIS RANKIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARLIS E. McGUIRE and wife, JOYCE A. McGUIRE

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. 4 on Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, page 76, Register's Office for Davidson County, Tennessee; fronting 90 feet on Donelson Avenue and containing 0.57 acres, more or less.

BEING the same property conveyed to James W. Rankin and wife, Emma Francis Rankin by deed from William H. Wingo and wife, Aline Stanton Wingo of record in Book 1646, page 49, said Register's Office.

This conveyance is subject to any and all easements and rights of way of public record and to restrictions of record in Book 1642, page 212, said Register's Office.

The said Emma Francis Rankin having since deceased on May 18, 1972.

unimproved ( )
This is improved (XX) property, known as 1400 Donelson Avenue, Old Hickory, Tn. 37138
(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 5th day of January, 19 77

X James W. Rankin by James J. Rankin
JAMES W. RANKIN by JAMES J. RANKIN,
ATTY.-IN-FACT, OF RECORD IN BOOK 5101,
PAGE 781, REGISTER'S OFFICE DAVIDSON
COUNTY, TENNESSEE.

STATE OF TENNESSEE
Davidson County

BOOK 5103 PAGE 432

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES W. RANKIN BY JAMES J. RANKIN, ATTY.-IN-FACT

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 5th day of January 19 77

Commission expires 1-30-79

Notary Public

STATE OF TENNESSEE
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

TO

D 8 4 0 7 2

IDENTIFICATION REFERENCE

JAN 6 8 56 AM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

JAN-67	CONV	27,000.00			
JAN-67 S'TAX			6*	70.20	
JAN-67 PR'FEE			6*	.50	
JAN-67	W'DEED		6*	4.00	* 74.70