This instrument was prepared by Morton Smith Esq. Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee. 37215

WARRANTY DEED

BOOK 5119 PAGE 998

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wroten McQuirter Jr. etux Jewell A. (NAME)	Greer Mortgage Company (NAME)	Map 72-9
1012 Fairwin Avenue (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	Parcel 383
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. 37212 (CITY) (ZONE) (STATE)	15 DA-02810

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Mildred Mae Schreckengust, a widow, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said

Wroten McQuirter Jr., and wife, Jewell A. Mcquirter, hereinafter called Grantees, their

~~XXXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 68 on the Plan of Eskridge Subdivision of part of the W. B. Franklin property of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 68 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to W. B. Schreckengust and wife, Mildred Mae Schreckengust, by deed from Roy A. Larzelere and wife, Agnes M. Larzelere, of record in Book 4292, page 646, said Register's Office. The said W. B. Schreckengust being now deceased.

This conveyance is subject to easement of record in Book 4178, page 133, said Register's Office granted to Metropolitan Government for sanitary sewers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 33,500.00

Subscribed and sworn to before me, this the 25th day of February 19 77

Affiant Wroten McQuirter Jr.

My commission expires: Nov 26 1979 (Affix Seal)

Notary Public Morton Smith

DAVIDSON COUNTY TENN.

This is unimproved ( ) improved (X) property, known as 1012 Fairwin Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantees, their

~~successors~~ ~~XXXXXX~~

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated above and for 1977 taxes which have been prorated and payment thereof assumed by the Grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 25th *day of* February, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mildred Mae Schreckengust
Mildred Mae Schreckengust

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Mildred Mae Schreckengust

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

Witness my hand and official seal at Nashville, Tennessee
this 25th *day of* February, *19*77.

Melton C. Smith Jr. Notary Public

Commission expires Nov 26, 1979

MELTON C. SMITH, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

WARRANTY DEED

FROM

Mildred Mae Schreckengust

TO

Wroten McQuirter Jr. etux.

D 91606

IDENTIF REFERENCE

MAR 1 3 53 PM '77

FELIX REGISTER
DAVIDSON COUNTY, TENN.

MAR-1 77	CONV	33,500.00			
MAR-1 77 S'TAX			B*	87.10	
MAR-1 77 PR'FEE			B*	.50	
MAR-1 77	W'DEED		B*	4.00	* 91.60

Compliments of

Madison Title Company

Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

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