Hold for Lucien Dale

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Charlie B. McGaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 77

Lucien Dale
Notary Public

MY COMMISSION EXPIRES: 4/14/1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LUCIEN DALE, ATTORNEY, 14th Floor, Nashville City Bank Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie B. McGaw, et ux (NAME)	Same (NAME)	Map 105-7
127 Rains Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 173
Nashville, Tn. 37203 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	#19095-6DA

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, Janie F. Batie

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlie B. McGaw and wife, Thelma R. McGaw

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Part of Lot No. 3 on the Plan of Hamilton's Subdivision of Lot No. 2 of the John Rains Lands, as of record in Minute Book No. 1, Page 97, of the County Court for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the westerly side of Rains Avenue, and runs back between parallel lines, and with the southerly margin of Hamilton Avenue, 150 feet to a dead line.

Being the same property conveyed to Ben F. Spry and wife, Jannie F. Spry, by Warranty Deed from Mary Hamilton, Margaret Stewart Hamilton, and Harriett Hamilton, of record in Book 834, Page 72, Register's Office for Davidson County, Tennessee.

The said Ben F. Spry has since died, survived by his wife, Jannie F. Spry, who took title to said property as surviving tenant by the entirety. The said Jannie F. Spry, then having remarried, and now being known as Janie F. Batie, and being one and the same person as the Grantee named in the above-cited Warranty Deed.

This is unimproved ( ) improved (XX) property, known as 127 Rains Avenue, Nashville, Tennessee 37203
(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~~ 9th day of November, 19 77

Janie F. Batie
Janie F. Batie

ARIZONA

STATE OF ~~TENNESSEE~~
~~Davidson County~~
COUNTY OF MARICOPA

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Personally appeared before me, PETER L. MALAND, a Notary Public in and for said County and State, the within named Janie F. Batie

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 Arizona, ~~Tennessee~~, this 11th day of November, 1977.

My Commission Expires Mar. 2, 1980
Commission expires

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
JANIE F. BATIE

TO
CHARLIE B. McGAW, ET UX

E 38140

IDENTIF. REFERENCE

Nov 22 11 48 AM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

NOV22	CONV	12,000.00			
NOV22	S'TAX		B*	31.20	
NOV22	PR'FEE		B*	.50	
NOV22	W'DEED		B*	4.00	* 35.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.