BOOK 5244 PAGE 386

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
June S. Newby and Gloria S. Riches (NAME)	SAME (NAME)	Map 73-16
Rt. 2 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. - 7
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ONE THOUSAND FIVE HUNDRED AND NO/100---------- ----------($1,500.00)---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the agreement by grantees to assume the unpaid principal balance of $12,748.94 of a note dated January 6, 1977, by Joe C. Musick and wife, Mary S. Musick, to Paul H. McGinness and wife, Josephine H. McGinness, in the original amount of $13,000.00, secured by Installment Deed of record in Book 5104, Page 119, Register's Office for Davidson County, Tennessee.

We, Joe C. Musick and wife, Mary S. Musick,

have bargained and sold, and by these presents do transfer and convey unto the said June S. Newby and Gloria S. Riches

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 43 on the Map of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 43 fronts 52 feet, more or less on the north side of Porter Road and runs back between lines 190 feet on the easterly line and 207 feet, more or less on the westerly line, to a dead line in the rear, on which it measures 50 feet.

Being the same property conveyed to Joe C. Musick and wife, Mary S. Musick, by deed from Paul H. McGiness and wife, Josephine H. McGinness, of record in Book 5104, Page 119, Register's Office for Davidson County, Tennessee.

JAN 18 78	CONV	14,248.94			
JAN 18 78	S'TAX		B*	36.92	
JAN 18 78	PR'FEE		B*	.50	
JAN 18 78	W'DEED		B*	4.00	* 41.42

unimproved ( )
This is improved (x) property, known as 1710 Porter Road (House Number) (Street)
Nashville (P. O. Address) Tennessee (City or Town) (Zip Code)

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.

Whenever 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 6th day of January, 19 78.

Joe C. Musick
Joe C. Musick

Mary S. Musick
Mary S. Musick

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley Robson, a Notary Public in and for said County and State, the within named Joe C. Musick and wife, Mary S. Musick

the bargainor s, 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, this 6th day of January, 19 78.

My commission expires March 2, 1981 Notary Public Shirley Robson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 14,248.94
This is equal to or greater than the property would bring at a fair and voluntary sale.

Bonnie J. Bailey

Sworn to and subscribed before me
this 6th day of January, 19 78.

My commission expires March 2, 1981 Notary Public Shirley Robson

Mail

This instrument was prepared by:

Dobson & Johnson, Inc. One Commerce Place Nashville, Tennessee
Name Address

41.42

WARRANTY DEED

FROM

TO

E 46620

IDENTIF. REFERENCE

JAN 18 10 41 AM '78

FELIX [illegible] REGISTER
DAV[illegible]SON, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219