FILE BOX 3

BOOK 5245 PAGE 722

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

29,300.00

X [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 1978

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Treva J. Springer (NAME)	Baker Mortgage Corporation (NAME)	MAP 71-1
403 Matthews Court (STREET ADDRESS OR ROUTE NUMBER)	2840 N.E. Expressway, Suite 200 (STREET ADDRESS)	PARCEL 117
Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA. 30345 (CITY) (STATE) (ZIP)	13DA-22135

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, Sidney P. McGarr, Jr. and wife Christine McGarr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Treva J. Springer

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. 33 on the revised plan of Trinity Hills Village, Section 1, First Addition, as of record in Book 4175, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sidney P. McGarr, Jr. and wife Christine McGarr by deed from Trinity Hills Village, Inc., of record in Book 4430, Page 836, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 4326, Page 653, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 403 Matthews Court (House Number) (Street) Nashville, TN. 37207 (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 hand s this 20TH day of JANUARY, 1978

Sidney P. McGarr, Jr. X [signature]

Christine McGarr X [signature]

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sidney P. McGarr, Jr. and wife Christine McGarr

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, Tennessee, this 20TH day of JANUARY 19 78

Commission expires 2-24-80

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

FILE BOX 3

WARRANTY DEED

FROM
Sidney P. McGarr, Jr.

TO
Ireva J. Springer

E 47306

IDENTIF. REFERENCE

JAN 24 1 16 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Redden
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

JAN24 78	CONV	29,300.00			
JAN24 78	S'TAX		B*	76.18	
JAN24 78	PR'FEE		B*	.50	
JAN24 78	W'DEED		B*	4.00	* 80.68