BOOK 5280 PAGE 884

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 1978

Notary Public

MY COMMISSION EXPIRES: 2-21-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie M. Dunnavant (NAME)	Majestic Investment Company of Denver (NAME)	95-1
2120 Guaranty Drive (STREET ADDRESS OR ROUTE NUMBER)	2420 West 26th Avenue (STREET ADDRESS)	3
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80211 (CITY) (STATE) (ZIP)	3DZ-40860

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 Betty S. McBride and husband, Parker McBride

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marjorie M. Dunnavant, unmarried

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. 162 on the Plan of Donelson Hills Subdivision, Section II, as of record in Book 2330, page 86, Register's Office for said County.

SAID Lot No. 162 fronts 225 feet on the north side of Guaranty Drive and runs back between lines, 226.6 feet on the westerly line and 202 feet on the easterly line to a broken line, measuring 126.9 feet thereon.

BEING the same property conveyed to Betty S. McBride by deeds from J. F. Swiney and wife, Ida Ruth Swiney, of record in Book 4678, page 142, and Book 5184, page 667, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4497, page 599, Register's Office of Davidson County, Tennessee, securing a promissory note dated April 27, 1971, payable to the order of Dobson & Johnson, Inc., which has since been assigned to Majestic Investment Company of Denver, with a present unpaid principal balance of approximately $13,746.61, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantee herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

This is unimproved ( ) improved (X) property, known as 2120 Guaranty Drive (House Number) (Street) Nashville, Tennessee 37214 (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 1ST day of MAY, 1978

Betty S. McBride: Betty S. McBride

Parker McBride: Parker McBride

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty S. McBride and Husband, Parker McBride

the bargainor S, with whom I am personally acquainted, and who acknowledged that ~~xx~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1ST day of May, 19 78

Commission expires 2-21-79

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

Betty S. McBride

TO

Marjorie M. Dunnavant

E 6327 4

IDENTIF. REFERENCE

MAY 3 2 45 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

MAY-3 78	CONV	32,700.00			
MAY-3 78	S'TAX		B*	85.02	
MAY-3 78	PR'FEE		B*	.50	
MAY-3 78	W'DEED		B*	4.00	* 89.52