THIS INSTRUMENT PREPARED BY
DOZIER AND DARROW ATTORNEYS AT LAW
14th FLOOR THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 5322 PAGE 886

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca M. McGuigan	1st Southern Savings & Loan	83-9
(NAME) 337 Lynn Drive	(NAME) 4705 Hillsboro Road	Par 99 Jo
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37211	(STREET ADDRESS) Nashville, Tenn 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Rebecca M. McGuigan, and other good and valuable consideration accepted as cash, the receipt of which is hereby acknowledged, and the further consideration of the assumption by the said Rebecca M. McGuigan, and her agreement to pay the unpaid balance of $9,865.33 of an indebtedness in the original amount of $10,000.00 secured by Deed of Trust executed by Melinda Rutherford to Charles A. Leach, Trustee, of record in Book 5214, page 756 and by Deed of Trust Correction of record in Book 5322 page 882. Register's Office for Davidson County, Tennessee.

I, Melinda Rutherford, unmarried
have this day bargained and sold, and do hereby transfer and convey unto the said Rebecca M. McGuigan, her

XXXXXX), *heirs and assigns,*

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

Being the westerly 50 feet of Lot No. 4 of Block 3 on the Map of Bailey's Subdivision of part of the Andrew Allison Home Place in East Nashville, of record in Book 161, page 73, Register's Office for said County.

Said part of said Lot No. 4 fronts 50 feet on the northerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Melinda Rutherford by deed from Nell Cantrell of record in Book 5143, page 236 and by deed of correction of record in Book 5310, page 710.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,865.33

Subscribed and sworn to before me, this the 9th day of August 1978

Affiant Rebecca M. McGuigan

Notary Public Raymond H. Davis

My Commission Expires Feb. 19, 1979
(Affix Seal)

This is unimproved ( ) improved ( ) property, known as 1213 Forrest 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 Rebecca M. McGuigan, her

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.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rebecca M. McGuigan, her

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

Witness my *hand this* 9th *day of* August, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Melinda Rutherford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Dawson, *a Notary Public in and for said County and State,* Melinda Rutherford

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
this 9th *day of* August, *19* 78.

My Commission Expires Feb. 19, 1979

Raymond H Dawson *Notary Public*

Commission expires.....

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.....

AUG-9 78	CONV	13,865.33			
AUG-9 78	S'TAX		B*	36.14	
AUG-9 78	PR'FEE		B*	.50	
AUG-9 78	W'DEED		B*	4.00	* 40.64

WARRANTY DEED

FROM Melinda Rutherford

TO Rebecca M. McGuigan

E 81828

IDENTIF. REFERENCE

AUG 9 11 19 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238