1004 12/11 230.10- CHECK

"THIS INSTRUMENT PREPARED BY E. BERRY HOLT, III
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238" Box 37

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
James B. Ezzell, et ux	Same	130-11
(NAME)	(NAME)	
911 Westview Avenue		10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		BOOK 5542 PAGE 259
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS CASH IN HAND PAID GRANTOR BY GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RE-~~XXXX~~CEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, I, GEORGE B. McGUGIN (hereinabove and hereinafter referred to as "Grantor")

have this day bargained and sold, and do hereby transfer and convey unto the said James B. Ezzell and wife, Sarah Ann Ezzell, (hereinabove and hereinafter referred to as "Grantees"), their

certain real estate in Davidson County, Tennessee, as follows: (~~XXXX~~), heirs and assigns.

Land in Davidson County, Tennessee, being Lot No. 52 on the Revised Plat of the New Golf Club Subdivision, as of record in Book 421, page 185, Register's Office for said County.

Said Lot No. 52 fronts 149 feet on the westerly side of Westview, formerly Highland Avenue, and extends back 250 feet on the northerly line and 265 feet on the southerly line, with the northerly margin of Forsythe Place, to a dead line on which it measures 57 feet 6 inches.

Being the same property conveyed George B. McGugin by deed from Dan E. McGugin, III and wife, Diane G. McGugin, of record in Book 4779, page 547, Register's Office for Davidson County, Tennessee.

Anne A. McGugin, wife of George B. McGugin, joins herein for the purpose of conveying any and all right, title and interest she may have in said property by virtue of the marital relationship.

This conveyance is made subject to 1979 Belle Meade and Metro Real Property Taxes. Seller assumes the responsibility for payment of these taxes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $86,000.00

Subscribed and sworn to before me, this the 10th day of December, 1979

Affiant

My commission expires: 7/10/82 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 911 Westview 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 Grantees, their ~~XXXXX~~ heirs and assigns forever. Grantor covenantS that he is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Grantor further covenantS and bindS himself, his heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~XXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 10th day of December, 1979 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George B. McGugin

Anne A. McGugin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E. Beverly Hall Jr *, a Notary Public in and for said County and State,* George B. McGugin and wife, Anne A. McGugin

the within named 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* 10th *day of* December, *19* 79.

E. Beverly Hall Jr
Notary Public

Commission expires 1/18/82

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 .....

WARRANTY DEED

FROM
GEORGE B. McGUGIN AND WIFE,
ANNE A. McGUGIN
TO
JAMES B. EZZELL AND WIFE,
SARAH ANN EZZELL

F 67527

RECEIVED FOR REFERENCE
DEC 13 10 13 AM '79

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

86000.00- CO
223.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 235.10-
10C4A12/11/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 67527

REGISTER'S OFFICE REFERENCE

DEC 11 10 13 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 730727