ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
G. P. McGinn and wife, Mary Ann McGinn	G. P. McGinn and wife, Mary Ann McGinn	Map 116-15
(NAME)	(NAME)	
432 Lynwood Boulevard	432 Lynwood Boulevard	Parcel 97
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7206 PAGE 254

For and in consideration of the sum of One Hundred Sixty-Two Thousand and no/100 ($162,000.00) DOLLARS

Samuel A. Butts III, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said G. P. McGinn, et ux, Mary Ann McGinn

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

Being part of the Lot No. 105 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, Pages 102 and 103, Register's Office for said County, described according to a survey by V. B. Southgate, Surveyor, as follows:

Beginning at a point in the easterly margin of Lynwood Boulevard, said point being 55 feet south of the line between Lots No. 104 and 105; thence easterly parallel with the line between said lots, 364 feet, more or less, to a point; thence southerly 100 feet, more or less to a point; thence westerly 357 feet, more or less, to the easterly margin of Lynwood Boulevard; thence with the margin of the same northerly 100 feet to the beginning.

Being the same property conveyed to Samuel Arthur Butts, III, by deed from Linda Ross Butts of record in Book 6103, Page 275, Register's Office for Davidson County, Tennessee.

unimproved ( ).
This is improved (X) property, known as 432 Lynwood Boulevard (House Number) (Street)
Nashville, Tennessee 37205 (P. O. Address) (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 15th day of April, 19 87.

Samuel A. Butts III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Sue Ellen Murphy, a Notary Public in and for said County and State, the within named Samuel Arthur Butts III

the bargainor ____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 19 87.

My commission expires ~~10-28-88~~ 17 May, 1987 Notary Public

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ____ to be the ____ and ____ respectively of ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as ____ and attesting the same by the said ____ as ____.

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 $ 162,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 15th day of April, 19 87.

My commission expires ~~10-28-88~~ 17 May, 1987 Notary Public

This instrument was prepared by:

Manier & Herod, 2200 One Nashville Place, Nashville, Tennessee 37219

Name | Address

FILE TICOR TITLE INSURANCE COMPANY

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

APR 16 3 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1 5 9 1 9

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7206 PAGE 256

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

1088 R- CAMT
4832[illegible] POSTAL
.50
[illegible]
CHECK 560.13-
5079X04/16/87 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15919

IDENTIFICATION REFERENCE

Apr 16 3 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70484