WARRANTY DEED BOOK 4269 PAGE 532

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
John C. McGuire etal (NAME)	United Mortgagee Servicing Corp. (NAME)	Map 105-11
1804 Stewart Place (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 79
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3688, page 537, Register's Office for Davidson County, Tennessee.

We, Thomas C. Valentine and wife, Patricia M. Valentine,

have this day bargained and sold, and do hereby transfer and convey unto the said John C. McGuire, Fannie Mai McGuire, Hattie McGuire and Jessie McGuire, and to the survivor of them, it being the express intention of the grantors herein to vest in the said grantees a survivorship estate, their ~~XXXXX~~ *successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Hamilton's Subdivision of Lot 15 and Resubdivision of parts of Lots 11, 12 and 13 of the Horton Property, as of record in Book 974, page 91, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the east side of Stewart Place and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas C. Valentine and wife, Patricia M. Valentine, by deed from Gwen Haley Scott, of record in Book 3671, page 567, said Register's Office.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 11,952.22

Subscribed and sworn to before me, this the 13 day of September 19 68

Affiant J. W. McGuire

My commission expires: 5/10/70 (Affix Seal)

Notary Public Nellie T. Wenner

This is unimproved ( ) improved ( ) property, known as ..... (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 John C. McGuire, Fannie Mai McGuire, Hattie McGuire and Jessie McGuire, their ~~XXXXX~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John C. McGuire, Fannie Mai McGuire, Hattie McGuire and Jessie McGuire, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 13 *day of* September, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas C. Valentine
Patricia M. Valentine

This Instrument Was Prepared By

Phillip Saindon (emp)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* Thomas C. Valentine and wife, Patricia M. Valentine, *the within named bargainors, 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* 17 *day of* September, *19* 68

Commission expires 5/10/70 Nellie T. Weimar *Notary Public*

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 .....

COUNTY SMITH REALTORS

WARRANTY DEED

FROM

THOMAS C. VALENTINE, ET UX

TO

JOHN C. McGUIRE, ET AL

A 13361

IDENTIF. REFERENCE

SEP 18 8 33 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 18 68 CONV 11,952.22
SEP 18 68 S'TAX A* 31.20
SEP 18 68 PR'FEE A* .50
SEP 18 68 W'DEED A* 3.00 * 34.70

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON