WARRANTY DEED

BOOK 4434 PAGE 951

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William E. Martin (NAME)	1st & Mid-South Mortgage Co. (NAME)	Map 133-12
408 Benita Drive, (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 44
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PW

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 3965, page 768, Register's Office for Davidson County, Tennessee.

We, James G. McGuire and wife, Judy Agnes McGuire,

have this day bargained and sold, and do hereby transfer and convey unto the said

William E. Martin and wife, Susan E. Martin,

their ~~XXXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 106 on the Map of Windsor Park, as of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 106 fronts 66 feet on the east side of Benita Drive and extends back between lines 172.30 feet on the north line and 183.15 feet on the south line to a dead line in the rear measuring 93.12 feet.

Being the same property conveyed to James G. McGuire and wife, Judy Agnes McGuire, by deed from Kenneth Davis Creel and wife, Patricia Ann Creel, of record in Book 4054, page 337, Register's Office for Davidson County, Tennessee.

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 $ 18,119.75

Subscribed and sworn to before me, this the 21 day of JULY, 19 70

My commission expires 5/3/74 (Affix Seal)

Affiant: William E. Martin

Notary Public: Nellie T. Thomas

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

William E. Martin and wife, Susan E. Martin, their ~~XXXXXXX~~,

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*

William E. Martin and wife, Susan E. Martin, their

(~~XXXXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 27th *day of* July, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Judy Agnes McGuire

x James G. McGuire

This Instrument Was Prepared By

Phillip Saindon (emp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

BOOK 4434 PAGE 952

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~DAVIDSON~~ Oakland

Personally appeared before me, Gertrude A. Daly, *a Notary Public in and for said County and State,* James G. McGuire and wife, Judy Agnes McGuire,

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~~ Oxford, Michigan *this* 27th *day of* July, *19* 70

Commission expires April 15, 1974

GERTRUDE A. DALY
Notary Public, Oakland County, Michigan
My Commission Expires April 15, 1974

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 .....

JUL 30 70 CONV 18,119.75
JUL 30 70 S'TAX A* 47.06
JUL 30 70 PA'FEE A* .50
JUL 30 70 W'DEED A* 3.00 * 50.56

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM
JAMES G. McGUIRE, ET UX

TO
WILLIAM E. MARTIN, ET UX

A 85252

IDENTIF. REFERENCE

JUL 30 8 27 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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