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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles F Maguire	First Federal Savings and Loan	OH-12180
(NAME)	(NAME)	
1026 Norfleet Dr	Union at Fourth	145-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37220	Nashville, Tennessee 37219	11
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

JAN 12 76 CONV 54,000.00
JAN 12 76 S'TAX B* 140.40
JAN 12 76 DEED B* .50
JAN 12 76 W DEED B* 4.00 * 144.90

JOHN G. GRAYSON AND WIFE, ANN K. GRAYSON

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES F. MAGUIRE AND WIFE, ROBERTA M. MAGUIRE

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

Being Lot No. 38 on the Plan of Lakeview Manor, as of record in Book 2133, pages 39, 40 and 41, Register's Office for said County, described as follows:

Beginning on the northerly margin of Norfleet Drive at the corner of Lots Nos. 38 and 39; said point being 759.6 feet east of the southeast corner of the property conveyed to Lorene Keele Cooper by deed from F. N. McNeill, Jr., as Executor and Trustee under the Will of Laura Lea Robertson, deceased of record in Book 2045, page 192, Register's Office for said County; thence northwardly 216.2 feet; thence eastwardly 308.85 feet to the northwest corner of Lot No. 37; thence with the line between lots Nos. 37 and 38 southwardly 169 feet to the northerly margin of said Norfleet Drive; thence with the northerly margin of same westwardly 305 feet to the beginning.

Being the same property conveyed to John G. Grayson and wife, Ann K. Grayson by deed from Jack Fishner Marks and wife, Arleen Gagan Marks of record in Book 2740, page 493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, set back lines of record and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (X) property, known as 1026 Norfleet Drive (House Number) (Street)
Nashville, Tennessee 37220
(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 9th day of January, 19 76.

John G Grayson Jr. — JOHN G. GRAYSON
Ann K Grayson — ANN K. GRAYSON

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named John G. Grayson and wife, Ann K. Grayson

the 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 _____ day of January, 1976.

My commission expires 11-13-1979 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, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

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 $ 54,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles F. Maguire

Sworn to and subscribed before me
this 9th day of January, 1976.

My commission expires 11-13-1979 Notary Public _____

This instrument was prepared by:
STEPHENSON AND LACKEY
Name First Federal Building Address
Nashville, Tennessee 37219

WARRANTY DEED

FROM JOHN G. GRAYSON AND WIFE, ANN K. GRAYSON

TO CHARLES F. MAGUIRE AND WIFE, ROBERTA M. MAGUIRE

D 31755

IDENTIFICATION REFERENCE

JAN 12 2 42 PM '76

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

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