WARRANTY DEED

BOOK 5090 PAGE 686

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,800.00

John W. McGuire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF November 19 76.

Notary Public

MY COMMISSION EXPIRES: 2

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore E. Carver, Atty, 622 J. C. Bradford Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. McGuire et ux (NAME)	Home Federal Savings & LOAN (NAME)	173-1
208 Cedarcreek Place (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	P 28 C
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sun Building Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. McGuire and wife, Sheryl S. McGuire

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 107 on the Plan of Cedarwood Estates, Section II, as of record in Book 4860, page 58, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sun Building Corporation by deed from George W. Jones et ux, of record in Book 4974, page 915, Said Register's Office.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved ( ) improved (X) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 22nd day of November, 19 76

Sun Building Corporation

by: _____

Rodney D. Simmons, Pres.

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19__

_____, Notary Public.

Commission Expires _____

STATE OF Tennessee
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rodney D. Simmons and _____, with whom I am personally acquainted and who upon { his oath / ~~their several oaths~~ } acknowledged { himself / ~~themselves~~ } to be the President and _____ respectively of the Sun Building Corporation the within named bargainor, a corporation, and that { he / ~~they~~ } as such President 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 Rodney D. Simmons as such President and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 23rd day of November, 19 76

My commission expires 2-5-78

Notary Public

D 7831

IDENTIF T REFERENCE

NOV 23 3 09 PH '76

REGISTER
DAVIDSON COUNTY, TENN.

NOV 23 76	CONV	38,800.00		
NOV 23 76	S'TAX		B* 100.88	
NOV 23 76	PR'FEE		B* .50	
NOV 23 76	W'DEED		B* 4.00	* 105.38

WARRANTY DEED

FROM SUN BUILDING CORPORATION

TO JOHN W. McGUIRE ET UX

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

Home Federal (file room)
L-600,510-6