BOOK 5123 PAGE 917

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

35,503.37

Darrell R McGuire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF MARCH, 19 77

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MAR 28 1980

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell Burton McGuire (NAME)	Fidelity Federal Savings & Loan Association (NAME)	MAP 162-10
505 Michele Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PARCEL 36
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	5DU-60702

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 Stephen M. Ange et ux Trula J. Ange

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darrell Burton McGuire et ux Karen Ruth 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. 36 on the plan of Brockview Estates, Section 1, as of record in Book 4460, Page 103, Register' Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 95.0 feet on the southerly side of Michele Drive and extends back 123.23 feet on the easterly line and 125.72 feet on the westerly line to a dead line measuring 95.3 feet thereon.

BEING the same property conveyed to Stephen M. Ange et ux Trula J. Ange by deed from Charles D. Anderson et ux Nancy J. Anderson, of record in Book 4795, Page 535, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 4636, Page 317, Register's Office for said County.

THIS conveyance is, however, subject to a certain Deed of Trust, recorded in Book 4708, Page 641, Register's Office for said County, securing a first mortgage dated May 17, 1973, payable to the order of Fidelity Federal Savings & Loan Association, with a present unpaid balance of $24,003.37, which the Grantees herein hereby assume and agree to pay the escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.
Darrell Burton McGuire and Darrell B. McGuire are one and the same.

BLE BOX &

unimproved ( )
This is improved (XX) property, known as 505 Michele Drive (House Number) (Street) Antioch, TN 37013 (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 our hand S this 10TH day of MARCH, 1977

Stephen M. Ange Stephen M. Ange

Trula J. Ange Trula J. Ange

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen M. Ange et ux Trula J. Ange

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 10TH day of MARCH

Commission expires 2-23-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

FILE BOX 3

WARRANTY DEED

FROM
Stephen M. Ange

TO
Darrell Burton McGuire

D 93459

IDENTIF. REFERENCE

MAR 14 1 20 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Feldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

MAR 14 77	CONV	35,503.37			
MAR 14 77	S'TAX		B*	92.30	
MAR 14 77	PR'FEE		B*	.50	
MAR 14 77	W'DEED		B*	4.00	* 96.80