BOOK 5128 PAGE 499

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37100

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 1977

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy James McGuire (NAME)	Collateral Investment Company (NAME)	
516 Bonerwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	2233 4th Ave. North (STREET ADDRESS)	147-10
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala. 35203 (CITY) (STATE) (ZIP)	184

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, Howard Claude and wife, Linda W. Claude

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy James McGuire and wife, Susan Self 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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Parkview Estates, Section 2, as of record in Book 3700, page 87, Register's Office for said County.

Beginning at a point in the northerly margin of Bonerwood Drive, being the common corner of Lot Nos. 36 and 37 and extending northwardly along said common border 126.15 feet to a concrete monument being the common corner of Lot Nos. 36, 37, and 38; thence westwardly 75.75 feet along the common border of Lot Nos. 37 and 38 to a point in the easterly margin of Bonerwood Court; thence southwardly 141.75 feet along said easterly margin to a concrete monument at the beginning of a curve; thence southeastwardly 42.03 feet around said curve to a concrete monument in the northerly margin of Bonerwood Drive; thence eastwardly 118.59 feet along said northerly margin to the point of beginning.

Being the same property conveyed to Howard Claude by deed from George W. Grove, Jr., and wife, Diane T. Grove, as of record in Book 5062, page 77, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5010, page 258, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 516 Bonerwood Drive Nashville, Tennessee 37211
(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 25th day of March, 19 77

Howard Claude

Linda W. Claude

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Claude and wife, Linda W. Claude

the bargainor, with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of March 19 77

Commission expires 11-12-80

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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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

WARRANTY DEED

FROM
Howard Claude AND WIFE,

LINDA W. CLAUDE

TO
Timothy James McGuire et ux

D 95761

IDENTIF. REFERENCE

MAR 28 1 58 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PREPARED BY
W. G. TRAUGER, ATTORNEY
P.O. Box 8265
NASHVILLE, TENN. 37214

MAR 28	CONV	37,100.00			
MAR 28	ST'S TAX		B*	96.46	
MAR 28	PR FEE		B*	.50	
MAR 28	W DEED		B*	4.00	* 100.96