BOOK 5245 PAGE 20

This instrument prepared by:
Douglas A. Brace, Attorney
23rd Flr. L & C Tower, Nashville, TN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
173-1-28	Mr/Mrs Edward Charles LeGros	Home Federal Savings & Loan 230 4th Avenue, North Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5D-63612	208 Cedarcreek Place	PROPERTY IS [x] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated November 22, 1976, in the original principal sum of $36,800.00, payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by John W. McGuire and wife, Sheryl S. McGuire, to Attorneys Title Company, Inc., Trustee, as of record in Book 5090, page 688,

1 23	CONV	32,334.30		
1 23	S'TAX		@ 109.98	
1 23	PR'TEE		@ .50	
1 23	MOFED		@ 4.00	* 114.48

JOHN W. McGUIRE and wife, SHERYL S. McGUIRE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD CHARLES LeGROS and wife, JANE ELLEN LeGROS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 107 on the Plan of Cedarwood Estates, Section II, as of record in Book 4860, page 58.

Said Lot No. 107 fronts 38.83 feet on the west margin of Cedarcreek Place and extends back 150.0 feet on the southeast line and 123.42 feet on the north line, to a broken line in the rear measuring 170.94 feet.

Being the same property conveyed to John W. McGuire and wife, Sheryl S. McGuire, by deed from Sun Building Corporation, as of record in Book 5090, page 686.

This conveyance is made subject to restrictions in Book 4963, page 42.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1978 taxes which Grantees agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of January, 19 78.

John W. McGuire

John W. McGuire

Sheryl S. McGuire

Sheryl S. McGuire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named John W. McGuire the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 20th day of January, 1978.

Notary Public

My commission expires: 4-23-78

STATE OF GEORGIA
COUNTY OF Tattnall

Before me, Verna E. Lamb, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sheryl S. McGuire Sheryl S. McGuire the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Glennville, Georgia, this, the 16th day of January, 1978.

Verna E. Lamb
Notary Public

My commission expires: November 26, 1978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $42,334.30

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF January, 1978

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

E 46936

IDENTIFICATION REFERENCE

JAN 23 10 24 AM '78

WARRANTY DEED

FROM JOHN W. McGUIRE AND WIFE

TO EDWARD CHARLES LeGROS AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

Notary Public

My commission expires: