STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,000.00 Virginia L. Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 19 78.

Betty B. Stringer
Notary Public

MY COMMISSION EXPIRES: 6/24/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Virginia L. Webb (NAME)	SAME (NAME)	17W 3870
927 Russell Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 82-16
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 229

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, John C. McGuire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia L. Webb

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. 7 on the Plan of Williams First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office, Davidson County, Tennessee.

SAID Lot No. 7 fronts 50 feet on the southerly side of Fatherland Street and extends back between parallel lines 210 feet to an alley.

BEING the same property conveyed to John C. McGuire by deed from Lena Harding, a widow, of record in Book 4414, page 773, said Register's Office.

This conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

Sue McGuire joins in to convey any rights she may have, especially her marital rights.

This is unimproved ( ) improved (XX) property, known as 612 Fatherland Street, Nashville, Tn.
(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 12th day of May, 19 78

John C. McGuire

Sue McGuire

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. McGuire et ux Sue McGuire

the bargainors, 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 12th day of May 19 78

Commission expires 6/24/80

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

E 65329

WARRANTY DEED

FROM JOHN C. MCGUIRE ET UX

TO VIRGINIA L. WEBB

IDENTIF. REFERENCE

MAY 15 10 44 AM '78

FELIX Z. JOHNSON JR REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX # 12

MAY15 78	CONV	18,000.00			
MAY15 78	S'TAX		B*	46.80	
MAY15 78	PR'FEE		B*	.50	
MAY15 78	W'DEED		B*	4.00	* 51.30