File 1st Fed

BOOK 5303 PAGE 284

Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles W. McGuire, et ux	First Federal of Nashville	33-8
(NAME)	(NAME)	
303 Janette Avenue	236 Fourth Avenue North	Par 88 Ts
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- Dollars,
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUN26 80	CONV	36,100.00			
JUN26 80	S'TAX		B*	93.86	
JUN26 80	PR'FEE		B*	.50	
JUN26 80	W'DEED		B*	4.00	* 98.36

Lawrence E. Brown and wife, Georgianna M. Brown

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles W. McGuire and wife, Margaret N. McGuire, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the City of Goodlettsville, Davidson County, Tennessee, being Lot No. 268 on the Gatewood Subdivision, Section 2, of record in Book 3700, pages 144 and 145, Register's Office for said County.

Said Lot No. 268 fronts 64 feet on the northerly margin of Janette Avenue and extends back 130.6 feet on the easterly line and 218.9 feet on the westerly line to a line on the rear which is a broken line on which it measures 133.77 feet.

Being the same property conveyed to Lawrence E. Brown and wife, Georgianna M. Brown, by deed from Jones Homes, Inc, of record in Book 4435, page 403, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,100.00

Subscribed and sworn to before me, this the 23rd day of June 19 78

Affiant: Charles W McGuire

My commission expires: 8-13-80 (Affix Seal)

Notary Public: Dorothy A. Wilson

This is unimproved ( ) improved (X) property, known as 303 Janette Avenue, Goodlettsville, TN
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Charles W. McGuire and wife, Margaret N. McGuire, their

(successors),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees/their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 10th day of June, 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lawrence E. Brown
Lawrence E. Brown

Georgianna M. Brown
GEORGIANNA M. BROWN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Lawrence E. Brown

the within named bargainor, 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 Goodlettsville, Tennessee, *this* 10th *day of* JUNE, *19*78

Andrew L. Bassett *Notary Public*

ANDREW R. GARRETT NOTARY PUBLIC RANGE STATE OF TENNESSEE

Commission expires 11/12/78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~) Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Georgianna M. Brown, the within named bargainor, 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 Nashville, Tennessee, this 23rd day of June, 1978.

Dorothy H. Wilson
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

COMMISSION EXPIRES: 8-13-80

(SEAL)

WARRANTY DEED

FROM
LAWRENCE E. BROWN, ET UX

TO
CHARLES W. McGUIRE, ET UX

PLEASE RETURN TO:
TOM MOORE, REALTORS
394 W. Main Street
Hendersonville, TN 37075

73185

IDENTIF. REFERENCE

JUN 26 2 24 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238