FORM NO. WD-1

BOOK 5307 PAGE 944

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

James W. Menzie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 19 78

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. MENZIE et ux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	158-4-25
6034 Sherwood Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	FH-14191
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	

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, PATRICIA MARY TERHUNE and husband, JOHN MICHAEL TERHUNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. MENZIE and wife, BETTY J. MENZIE

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. 8 on the Plan of Sherwood Forest Subdivision, as of record in Book 4175, Page 114, Register's Office for said County.

SAID Lot No. 8 has frontages of 145.87 feet on the curving southerly margin of Sherwood Court and 565.48 feet on the curving westerly margin of a private road and runs back between converging lines, 418.0 feet on the southerly line and 365.48 feet on the westerly line to a point at the rear, containing 2.104 acres, more or less; in addition an easement for ingress and egress over the private road lying directly east and adjacent to the aforedescribed Lot No. 8.

BEING the same property conveyed to Patricia Mary Terhune, by deed from William R. Dickerson and wife, Mary L. Dickerson, of record in Book 5040, Page 898, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable on this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5042, Page 827, said Register's Office, payable according to the terms and conditions therein.

JOHN MICHAEL TERHUNE, husband of Patricia Mary Terhune, joins in this conveyance for the purpose of conveying any interest that he now has, or could at any time have in the future, especially his marital rights.

This is unimproved ( ) improved (XX) property, known as 6034 Sherwood Court (House Number) (Street) Nashville, Tennessee 37215 (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 hands this 7th day of July, 19 78

x John Michael Terhune
JOHN MICHAEL TERHUNE

x Patricia Mary Terhune
PATRICIA MARY TERHUNE

STATE OF MISSOURI
COUNTY OF ST. LOUIS

BOOK 5307 PAGE 945

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named PATRICIA MARY TERHUNE and husband, JOHN MICHAEL TERHUNE

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 Chesterfield, Missouri this 3rd day of July 1978

Commission expires: June 19, 1979 (Seal)

Jean Milton
JEAN MILTON 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

File Box 4

WARRANTY DEED

FROM PATRICIA MARY TERHUNE et vir

JOHN MICHAEL TERHUNE

TO JAMES W. MENZIE et ux

BETTY J. MENZIE

6034 Sherwood Court
Nashville, TN 37215

E. 7.5226

IDENTIF. REFERENCE

JUL 6 2 40 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-6'78	CONV	90,000.00		
JUL-6'78	CONV	20,000.00		
JUL-6'78	S'TAX		B* 286.00	
JUL-6'78	PM'FEE		B* .50	
JUL-6'78	W'DEED		B* 4.00	* 290.50