This instrument prepared by: Thomas E. Stewart, Attorney, 223 Madison Street, Madison, Tennessee 37115

Mail

BOOK 5383 PAGE 620

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GEORGE R. McGuire, et ux	SAME	61-11
(NAME)	(NAME)	Par 212
1105 Riverwood Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5232, page 300, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same,

ROGER SUTTON AND WIFE, NANCY SUTTON, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said GEORGE R. McGUIRE AND WIFE, DENISE E. McGUIRE, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Map of Eastdale Place, of record in Book 547, pages 29 and 30, Register's Office for said County.

Said Lot No. 119 fronts 80 feet on the north side of Riverwood Drive and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Roger Sutton and wife, Nancy Sutton, by deed from Jacqueline D. Hubbs, of record in Book 5232, page 300, 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 $ 33,500.00

Subscribed and sworn to before me, this the 8th day of January 19 79

Affiant

My commission expires: 3/15/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 1105 Riverwood Drive, Nashville, TN 37216 (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 Grantees, 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 8th day of January, 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

FLORIDA NOTARY PUBLIC STATE AT LARGE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ROGER SUTTON AND WIFE, NANCY SUTTON

the within named 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 Madison *Tennessee, this* 8th *day of* January, *19* 79.

Carolyn L. McLorey *Notary Public*

Commission expires 3/15/81

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 .....

JAN 10 79	CONV	33,500.00			
JAN 10 79 S'TAX			B*	87.10	
JAN 10 79 PR'FEE			B*	.50	
JAN 10 79	W'DEED		B*	4.00	* 91.60

WARRANTY DEED

FROM

ROGER SUTTON, ET UX

TO

GEORGE R. McGUIRE, ET UX

F: 0 8 8 4 9

IDENTIF. REFERENCE

JAN 10 11 05 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115