L-113779-9

BOOK 5427 PAGE 656

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55500.00

Daniel J. Maguire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 1979.

Janice M. Duncan
Notary Public

MY COMMISSION EXPIRES: Expires Feb. 23, 1981
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Maguire etux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	150-3
3316 Countryway Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pcn. 86 Dr
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2D 39216

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, RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL J. MAGUIRE AND WIFE, KAREN A. MAGUIRE

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. 62 on the Map of The Country, Section 3, as of record in Book 5200, page 44, said Register's Office.

Said Lot No. 62 fronts 70.50 feet on the northerly margin of Country Court and runs back 196.89 feet on the westerly line and 178.14 feet on the easterly line, to a broken line in the rear, measuring a total of 131.92 feet thereon.

Being part of the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc., by deed from Robert Leland Henley and wife, Dearah Hill Henley, as of record in Book 4684, page 351, said Register's Office; the said Philhall Corporation having since quitclaimed their interest in said property to Randall Phillips Builders, Inc., of record in Book 5077, page 462, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 3316 Countryway Road (House Number) (Street) Antioch, Tenn. 37013 (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 its hand this 25th day of April, 19 79

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins Jr.
VICE PRESIDENT

STATE OF TENNESSEE
Davidson County

BOOK 5427 PAGE 657

Personally appeared before me, Janice M. Livesay, a Notary Public in and for said County and State, the within named Lunsford M. H

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of 19.

Commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Janice M. Livesay, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and himself with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the vice president and respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such vice president 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 Lunsford M. Hollins, Jr. as such vice president, and attesting the same by the said as such

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of April, 19 79.

My commission expires
My Commission Expires Feb 23, 1981

Janice M. Livesay
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

113/79-9

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

Daniel J. Maguire and wife,

Karen A. Maguire

F 2 6 4 6 8

IDENTIFICATION REFERENCE

Apr 27 2 57 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5427 PAGE 658

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55500.00- CO	
			144.30 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	148.80-
904BA	04/27/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 20468

IDENTIF. REFERENCE

APR 27 2 54 PM '79

FELIX Z. WILSON, JT REGISTER
DAVIDSON COUNTY, TENN.

No. 680302