BOOK 5506 PAGE 750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$54,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF September, 19 79

Notary Public

MY COMMISSION EXPIRES 11-6-82

THIS INSTRUMENT WAS PREPARED BY

LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jerry A. McGuire (NAME)	Guaranty Mortgage Company (NAME)	86-11A-72
202 Raintree Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	4D89100
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 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, James W. Tolliver, Sr., and wife, Phreada A. Tolliver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry A. McGuire, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee described as follows: UNIT NO. 2 building No. 13 in Raintree Village (a condominium) created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, said Register's Office and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and IIA, of record in Book 4860, pages 62 through 64, said Register's Office, to which plat reference is hereby made. Building 13 having been submitted to the provisions of the said Master Deed, as amended by instrument of record in Book 5165, page 781, and Book 5172, page 77, said Register's Office. Garage No. 13-2 is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to James W. Tolliver, Sr., and wife, Phreada A. Tolliver by deed from William R. Bramer and wife, Gail E. Bramer of record in Book 5307, page 185, Register's Office for Davidson County, Tennessee.

For and in consideration of the sum of TEN AND 00/100 DOLLARS, cash in hand, paid, the receipt of which is hereby acknowledged, and the agreement of the Grantees herein to assume and be responsible for the balance of $39,401.85 due and owing to the Guaranty Mortgage Company, secured by a deed of trust of record in Book 5307, Page 142, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 202 Raintree Dr., Hermitage, Tenn. 37076
(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 our hand s this 15th day of August, 19 79

x James W. Tolliver Sr.
James W. Tolliver, Sr.

x Phreada A. Tolliver
Phreada A. Tolliver

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STATE OF TENNESSEE }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Tolliver Sr., and wife, Phreada A. Tolliver

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 Nashville, Tennessee, this 15th day of August 19 79

Commission expires 11-6-79

Notary Public

STATE OF TENNESSEE }

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

WARRANTY DEED

FROM

TO

F.54974

IDENTIF. REFERENCE

SEP 28 3 33 PM '79

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

09/28 146.90- CHECK

5214

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

54000.00- CO
140.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 146.90-
5214A09/28/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.54974

IDENTIF. REFERENCE

SEP 28 3 33 PM '79

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

No. 715412