BOOK 5539 PAGE 695

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Janet S. Mazer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st. DAY OF July, 19 79

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, FIRST AMERICAN CENTER, 20th. FLOOR, NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. McGuire (NAME)	same (NAME)	93-11-128
4500 Wyoming Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13W - 08730
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	93-11-127 13W - 08735

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, CHARLES DOUGLAS WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. McGUIRE

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:

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot #22, in Campbell's Plan of South Nashville Lots, which plan is of record in Book "U", pages 682-683, Register's Office for said County.

The same beginning at a point in the westerly margin of Third Avenue South (formerly College Street), said point being located 27 feet 3 inches northwardly from the southerly boundary line of said lot #22; thence running northwardly with the westerly margin of Third Avenue South 27 feet 9 inches; thence at right angles, westwardly 138½ feet to the easterly margin of an alley; thence southwardly with said alley 27 feet 9 inches to a point located 27 feet 3 inches north of the southwesterly corner of said Lot #22; thence at a right angle eastwardly 138½ feet to the point of beginning.

Being the same property conveyed to Charles Douglas Williams by Installment Deed from W.P. Stevenson and wife, Decie E. Stevenson, of record in Book 5313, page 90, Register's Office for Davidson County, Tennessee.

The Grantee hereby assumes the balance of an indebtedness set forth in the Installment Deed above mentioned.
Charles Douglas Williams and Charles Williams are one and the same person.

TRACT 2:

Land in Davidson County, Tennessee, being the southerly 27 feet 3 inches of Lot No. 22 on the Plan of Campbell's Addition to South Nashville, of record in Book "U", pages 682 and 683, said Register's Office, described as follows:

SAID part of Lot No. 22 fronts 27 feet 3 inches on the westerly side of Third Avenue South (formerly College Street) and extends back 138.5 feet between parallel lines to an alley. *

unimproved (X)
This is improved ( ) property, known as Third Avenue South (House Number) (Street) Nashville (P. O. Address) Tennessee (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 my hand this 1st. day of July, 19 79

Charles Douglas Williams

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Douglas Williams

the 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 Nashville, Tennessee, this 1st day of Dec 1979

Commission expires 4-17-83

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

WARRANTY DEED

FROM
CHARLES DOUGLAS WILLIAMS

TO
JAMES R. McGUIRE

PLEASE FILE BOX "7"

F 66566

IDENTIF. REFERENCE

DEC 5 11 58 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

* Being the same property conveyed to Charles Douglas Williams by Deed from George McPherson and wife, Astrid McPherson, of record in Book 5300, page 31, Register's Office for Davidson County, Tennessee.

12/[illegible]

9874

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5539 PAGE 697

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
			15000.00- CO	
			39.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	45.50-
			9834A12/05/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66566

IDENTIF. REFERENCE T

DEC 5 11 58 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 729592