This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5569 PAGE 669

4524

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Martin Pomeroy, Jr. and wife, Mary Ruth Pomeroy	Third National Mortgage Company	162-10-36
(NAME)	(NAME)	
505 Michele Drive	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,

CHECK

cash in hand paid by James Martin Pomeroy, Jr. and wife, Mary Ruth Pomeroy and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Darrell Burton McGuire and wife, Karen Ruth McGuire

have this day bargained and sold, and do hereby transfer and convey unto the said James Martin Pomeroy, Jr. and wife, Mary Ruth Pomeroy the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 36 on the Plan of Brookview Estates, Section 1, as of record in Book 4460, page 103, Register's Office for Davidson County, Tennessee. Said Lot No. 36 fronts 95.0 feet on the southerly side of Michele Drive and extends back 123.23 feet on the easterly line and 125.72 feet on the westerly line to a dead line measuring 95.03 feet thereon.

Being the same property conveyed to Darrell Burton McGuire and wife, Karen Ruth McGuire by deed from Stephen M. Ange and wife, Trula J. Ange of record in Book 5123, page 917, said Register's Office.

This conveyance is subject to the plan of record in Book 4460, page 103, said Register's Office, which shows an Owner's Certificate, a 30-foot building set-back line from Michele Drive, a 10-foot easement for public utilities and drainage, a 5-foot drainage easement, 2.5 X 25 -foot utility easement and a sewer line across the southwest corner of the premises; and restrictive covenants of record in Book 4636, page 317, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,000.00

Subscribed and sworn to before me, this the 20th day of February 19 80

James Martin Pomeroy Jr.
Affiant

My commission expires: 8-12-81
(Affix Seal)

Doris E Moran
Notary Public

unimproved ( )
This is improved (XX) property, known as 505 Michele Drive, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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, except for 1980 taxes which are prorated and assumed by the purchasers.

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.

Whenever 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 20th day of February, 19 80, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Darrell Burton McGuire

Karen Ruth McGuire

Darrell Burton McGuire

Karen Ruth McGuire

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Darrell Burton McGuire and wife, Karen Ruth McGuire

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 Nashville, *Tennessee this* 20th *day of* February, *19*80

Doris E. Moran *Notary Public*

Commission expires 8-12-81

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 237811

FROM
Darrell Burton McGuire and wife,
Karen Ruth McGuire

TO
James Martin Pomeroy, Jr. and
wife, Mary Ruth Pomeroy

F 77748

T
IDENTIF. REFERENCE

FEB 25 1 49 PM '80

FEE $ 2.00 JOHN H. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

53000.00- CO
137.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 144.30-
4324A02/25/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-77748

IDENTIF. REFERENCE

FEB 25 1 49 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 743579