289 03/24 140.00- CHECK

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5581 PAGE 631

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 March 1980.

Notary Public

MY COMMISSION EXPIRES: October 7, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER A. MAGUIRE, et ux (NAME)	GREATER SUBURBAN MORTGAGE CO. (NAME)	75-9
294 Bonnaspring Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1188 (STREET ADDRESS)	232
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Lafayette, California 94549 (CITY) (STATE) (ZIP)	4D 31016

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, ALVIN MICHAEL ELLER and wife, BARBARA CARTER ELLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER A. MAGUIRE and wife, RUTH E. 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:

Being Lot No. 1096 on the Plan of Hermitage Hills, Section 9, of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Alvin Michael Eller and wife, Barbara Carter Eller by deed from Robert S. Parris and wife, Paula J. Parris, of record in Book 4821, page 42, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 294 Bonnaspring Drive, Hermitage, Tn. 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 20th day of March, 19 80

Alvin Michael Eller
ALVIN MICHAEL ELLER

Barbara Carter Eller
BARBARA CARTER ELLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5581 PAGE 632

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alvin Michael Eller and Barbara Carter Eller

the bargainors, 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 Goodlettsville, Tennessee, this 20th day of March, 1980

Douglas M Berry
Notary Public

Commission Expires October 17, 1982

STATE OF
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 purpose 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

ALVIN MICHAEL ELLER, et ux

TO

PETER A. MAGUIRE, et ux

F. 81690

IDENTIF. REFERENCE

MAR 24 8 39 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF 5581 IMC 633

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
			140.00- CO	
			140.00 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK 146.90-	
9089A03/24/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F81690

IDENTIFICATION REFERENCE

MAR 24 8 39 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 748348