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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$49,990.12 Nicholas P McGinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 1980

Notary Public

MY COMMISSION EXPIRES: 7/19/810

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas P. & Melanie W. McGinn (NAME)	Western Pacific Financial Corp. (NAME)	74-8
7015 Bonnavent Drive (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue (STREET ADDRESS)	Par. 48
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	San Bernardino, Ca. 92404 (CITY) (STATE) (ZIP)	04D-33832

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, Freddy J. Dyer and wife, Beverly J. Dyer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas P. McGinn and wife, Melanie W. McGinn as tenants by the entirety

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. 797 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, page 62, said Register's Office.

SAID Lot No. 797 fronts 85 feet on the westerly margin of Bonnavent Drive and runs back between lines 152.25 feet on the northerly line and 151.9 feet on the southerly line to a dead line at the rear measuring 85 feet thereon.

BEING the same property conveyed to Freddy J. Dyer and wife, Beverly J. Dyer by deed from Oakley W. Bryan and wife, Vernice M.Bryan and Jerry Moore and wife, Neldia Moore of record in Book 5478, page 190, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage held by Western Pacific Financial Corporation of record in Book 5478, page 193, said Register's Office. Escrow account and insurance to be transferred to Grantees.

Restrictive Covenants of record in Book 3399, page 446 and Book 3404, page 165, said Register's Office and easements and setback lines of record in Plat Book 3300, page 62, said Register's Office.

THIS instrument is executed on behalf of Beverly J. Dyer by Freddy J. Dyer as her Attorney in Fact pursuant to a Power of Attorney which is being placed of record simultaneously herewith.

This is unimproved ( ) improved (XX) property, known as 7015 Bonnavent 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 hands this 1st day of August, 80

Freddy J. Dyer

Beverly J. Dyer, by Freddy J. Dyer as Attorney in Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Freddy J. Dyer

the bargainor, 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 1st day of August, 1980.

Commission expires 7/19/81

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

G00663

WARRANTY DEED

FROM
Freddy J. Dyer and wife,

TO
Beverly J. Dyer

Nicholas P. McGinn and wife,

Melanie W. McGinn

IDENTIF. REFERENCE

AUG 4 2 25 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

3959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Freddy J. Dyer with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Beverly J. Dyer as her Attorney in Fact as the free act and deed of the within named Beverly J. Dyer. Witness my hand and official seal at Nashville, Tennessee, the 1st day of August, 1980.

My comm expires: 7/19/81

Notary Public

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
			49050.12- CO 130.00 CO TX .50 PRFEE 6.00 WDEED CHECK 136.50-	
3499A08/04/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G00663

IDENTIF. REFERENCE

AUG 4 2 25 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 771654