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

WARRANTY DEED

BOOK 5651 PAGE 291

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Maisto and wife, Christine Maisto	First Tennessee Bank N. A. Memphis	Map 118-13
(NAME)	(NAME)	
3604 Wilbur Foster Place	P. O. Box 474	parcel 177
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by Stephen Maisto and wife, Christine Maisto, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James G. McGee and wife, Janie Phelan McGee

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen Maisto and wife, Christine Maisto

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 38 and part of Lot No. 41 of the Plan of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr., Surveyor, October 2, 1960, as follows:
Beginning at a point on the southeasterly margin of Wilbur Foster Drive at the corner of Lots Nos. 37 and 38; thence with the line between said two lots southeastwardly 117 feet to the corner of Lots Nos. 37, 38 and 41; thence eastwardly 96 feet to the southwest corner of the property conveyed to Barnard C. Knestrick and wife, by deed from Ruth Clinard, of record in Book 3160, page 169, said Register's Office; thence with said Knestrick's westerly line northwardly 79.2 feet, more or less, to the corner of Lots Nos. 38, 39, 40 and 41; thence with the line between said Lots Nos. 38 and 39, northwestwardly 155.4 feet to the southeasterly margin of said Wilbur Foster Drive, thence with same southwestwardly 142 feet to the beginning.
Being the same property conveyed to James G. McGee and wife, Janie Phelan McGee by deed from Walter R. Richard, of record in Book 4204, page 845, Register's Office for said County.
This conveyance is made subject to a 35-foot building setback line from Wilbur Foster Place, a 20foot public utilitiy easement across the rear portion of the property and conditions of owner's certificate, as shown on plan of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,500.00

Subscribed and sworn to before me, this the 11th day of September 19 80

Affiant Stephen Maisto

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

Notary Public Doris C. Moss

unimproved ( )
This is improved (X) property, known as 3604 Wilbur Foster Place (House Number) (Street) Nashville, Tennessee 37204 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 taxes for 1980 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 11th *day of* September *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.*

James G. McGee

Janie Phelan McGee

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,* James G. McGee and wife, Janie Phelan McGee *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* 11th *day of* September, *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 .....

G.O. 7 8 8 9

IDENTIF. REFERENCE

SEP 16 9 15 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

2437

G-238804 **WARRANTY DEED**

FROM
James G. McGee and wife, Janie

TO
Stephen Maisto and wife, Christine

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

238804

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

71500.00- CO
185.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 192.40-
2437A09/16/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.7.889

IDENTIF. REFERENCE

Sep 16 9 1- AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 780291