File 41

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dan H. Wright	Same	Map 83-9
Suite 302 (NAME)	(NAME)	Par 99
1994 Gallatin Road North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

pain in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Rebecca M. McGuigan to Charles A. Leach, Trustee, of record in Book 5214, page 756, Register's Office for Davidson County, Tennessee;

Rebecca M. McGuigan, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Dan H. Wright

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the westerly 50 feet of Lot No. 4 of Block 3 on the Map of Bailey's Subdivision of part of the Andrew Allison Home Place in East Nashville, of record in Book 161, page 73, Register's Office for said County.

SAID part of said Lot No. 4 fronts 50 feet on the northerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Rebecca M. McGuigan by deed from Melinda Rutherford, Unmarried, of record in Book 5322, page 886, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions and easements of record.

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

unimproved ( )
This is improved (X) property, known as 1213 Forrest Avenue (House Number) (Street)
Nashville, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

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.

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 6th day of March, 1981.

X Rebecca M. McGuigan
Rebecca M. McGuigan

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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 Rebecca M. McGuigan

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of March, 19 81.

My commission expires 7-18-82 Notary Public Carol D. Lee

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 19,750.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Dan H. Wright

Sworn to and subscribed before me this 6th day of March, 19 81.

My commission expires 7-18-82 Notary Public Carol D. Lee

This instrument was prepared by:
Guaranty Escrow Services, Suite 705, American Trust Bldg., Nash. TN 37201

Name | Address

WARRANTY DEED

FROM REBECCA M. McGUIGAN

TO DAN H. WRIGHT

633003

RECEIVED FOR RECORD

1981 MAR 13 8 26 AM '81

REGISTER

Pioneer National Title Insurance Company
Public Square Building
511 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			19750.00- CO	
			51.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	57.72-
4695A03/13/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G33003

IDENTIFICATION REFERENCE

MAR 13 8 27 AM '81

REGISTER OF DAVIDSON COUNTY, TENN.

No. 811411