BOOK 5735 PAGE 595

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,950.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 81

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

FILE BOX 3

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. McGuire	The Kissell Company	MAP 108-8
(NAME)	(NAME)	
3113 East Lake Drive	30 Warder Street	PARCEL 114
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Springfield, Ohio 45501	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, C & S Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. McGuire and wife Laura Anne McGuire

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

FILE BOX 3

Being Lot 79 on the Revised Plan of East Lake Subdivision, Section 2, of record in Book 5200, Page 299, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

This being a portion of the property conveyed to C & S Builders, Inc. by deed from Priest Lake limited Partnership of record in Deed Book 5713, Page 442, REgister's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Deed Book 5689, Page 686, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, set-back lines, easements and rights-of-way for public utilities.

THIS conveyance is subject to any and all existing easements of record.

This is ~~unimproved~~ ( ) improved (XX) property, known as 3113 East Lake Drive (House Number) (Street) Nashville, TN 37214 (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 heir 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 ~~15TH~~ day of ~~APRIL~~, 19 ~~81~~

C & S Builders, INc.

David V. Yoffee
Executive Vice-President

C & S Builders, Inc.

Kenneth Lyons
Secretary-Treasurer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, ~~the undersigned~~ _____ a Notary Public within and for the State and County aforesaid, personally appeared ~~David V. Yoffee~~ and Kenneth Lyons (XXXXXX) (XXXXXX) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Executive Vice-President and Secretary-Treasurer respectively of the C & S Builders, Inc. the within named bargainer, and corporation, and that (he) as such XX Executive Vice-President and Secretary-Treasurer (they), being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David V. Yoffee as such Executive Vice-President, and attesting the same by the said Kenneth Lyons as such Secretary-Treasurer

Witness my hand and official seal at office at Nashville on this the 15TH day of APRIL 19 81

My commission expires 1-22-84

Notary Public

WARRANTY DEED

FROM
C & S Builders, Inc.

TO
Richard L. McGuire

G. 3.8.268

IDENTIF. REFERENCE

APR 21 1 43 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

131 04/21 115.4 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5735 PAGE 597

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
			41950.00-	CO
			108.94	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	115.44-
1311A04/21/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

638268

IDENTIF. REFERENCE

APR 21 1 43 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 817761