BOOK 6033 PAGE 342

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 19 83

Notary Public

MY COMMISSION EXPIRES: 10/19/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THIRD AVENUE EQUITIES	SAME	
(NAME) P.O. Box "E"	(NAME)	93-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	124-126
NASHVILLE, TN. 37219		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, I, JAMES R. McGUIRE, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THIRD AVENUE EQUITIES, A Partnership composed of JAMES S. F. BOYD, BILL G. QUICK and JAMES L. LATTIMORE, JR.,

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:

LAND in Davidson County, Tennessee, being the southerly 55 feet of Lot 22, in Campbell's Plan of South Nashville Lots, as of record in Book "U", pages 682-683, and all of Lots 23, 24-A, and 24-B of the William Campbell South Nashville lots, as of record in Minute Book A, page 18, Chancery Court for Davidson County, Tennessee.

SAID Lots front 175 feet on the westerly boundary of Third Avenue, South and run back between parallel lines 138.5 feet on the South side and 138 feet on the north side to a dead line along the rear.

BEING the same property conveyed to James R. McGuire, single, by Deeds from Charles Douglas Williams of record in Book 5539, page 695 and Book 5409, page 491, Register's Office for Davidson County, Tennessee.

GRANTEES assume in full and agree to pay the balance of two indebtednesses secured by Installment Deeds of record in Book 5313, page 90, as to Map 93-11, Parcel 128 and of record in Book 5372, page 262, as to Map 93-11, Parcels 124, 125 and 126.

This is unimproved ( ) improved (X) property, known as 629 Third Avenue, South, Nashville, Tennessee
(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 my hand this 16th day of March, 19 83

JAMES R. McGUIRE James R. McGuire

STATE OF TENNESSEE
Davidson County

BOOK 6033 PAGE 343

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES R. McGUIRE, a single person,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 1983.

Commission expires 10/19/86

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

WARRANTY DEED

FROM

TO

H 40464

IDENTIF. REFERENCE

APR 6 4 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

04/06 206.70- CHECK

8506

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

FOR

BOOK 6033 PAGE 344

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			77000.00- CO	
			200.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 206.70-	
			8506A04/06/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 4 6 4

IDENTIF. REFERENCE

APR 6 4 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940294