ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
RICK MC GUIRE AND WIFE	SAME	Map 75-13
3912 BONNAFORD DR. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 196
HERMITAGE, TN. 37076 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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,

G.J. FIELDS AND WIFE, JOAN FIELDS, HEREINAFTER CALLED THE GRANTORS

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have bargained and sold, and by these presents do transfer and convey unto the said RICK MC GUIRE AND WIFE, LAURA A. MC GUIRE

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE MAP OF HERMITAGE HILLS SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 49, R.O.D.C., TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT ON THE NORTHWESTERLY MARGIN OF BONNAFORD DRIVE; THENCE AROUND A CURVE TO THE RIGHT TO A MONUMENT ON THE NORTHERLY MARGIN OF BONNALYNN DRIVE; THENCE ALONG THE SAID MARGIN OF THE SAID DRIVE 33.91 FEET TO A MONUMENT; THENCE CONTINUING ALONG THE SAID MARGIN OF SAID DRIVE 52.77 FEET TO THE CORNER OF LOT NO. 79; THENCE NORTHERLY ALONG A STRAIGHT LINE BETWEEN LOTS 79 AND 80, 129.5 FEET TO A MONUMENT JOINING LOTS 79, 80 AND 81; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE BETWEEN LOTS 80 AND 81, 122.4 FEET TO THE NORTHWESTERLY MARGIN OF BONNAFORD DRIVE; THENCE SOUTHWARDLY ALONG THE SAID MARGIN OF THE SAID DRIVE, 90 FEET TO A MONUMENT; THENCE CONTINUING 5.5 FEET TO A MONUMENT, BEING THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO G.J. FIELDS AND WIFE, JOAN FIELDS BY DEED FROM R.R. MINCY AND R.E. MINCY, AS OF RECORD IN BOOK 3159, PAGE 17, SAID REGISTER'S OFFICE.

FOR THE PURPOSES OF THIS INSTRUMENT JOAN FIELDS AND JOAN M. FIELDS ARE ONE AND THE SAME PERSON.

unimproved ( )
This is improved (X) property, known as 3912 BONNAFORD DRIVE (House Number) (Street)
HERMITAGE, TN. 37076 (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 5th day of NOVEMBER, 19 84.

G.J. FIELDS

JOAN FIELDS by G. J. Fields atty in fact

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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 G.J. FIELDS

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN., this 5th day of NOVEMBER, 1984.

My commission expires 10.24.88 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THIS _____ DAY OF NOVEMBER, 1984, BEFORE ME PERSONALLY APPEARED G.J. FIELDS TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF JOAN FIELDS AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID JOAN FIELDS.

SWORN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC THIS THE 5th NOV., 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10.24.88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 50,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Richard J. McGuire

Sworn to and subscribed before me
this 5th day of NOVEMBER, 1984.

My commission expires 10.24.88 Notary Public

This instrument was prepared by:

Name	Address
WILLIAM G. TRABER, ATTORNEY	107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T

3763

WARRANTY DEED

FROM G.J. FIELDS ET UX

TO RICK MC GUIRE ET UX

BROKERS ESCROW SERVICE
107 DONELSON PIKE
NASHVILLE, TENN. 37214
885-0223

FELIX Z. ELLISON II, Register
DAVIDSON COUNTY, TN
Nov 8 10 27 AM '84

IDENTIF. REFERENCE

12402

MAIL TO: William G. Traber
P. O. Box 140255
Nashville, Tenn. 37214

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
			50000.00- CAMT.	
			130.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.50-
5763A	11/08/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 2 4 0 2 —

IDENTIF. REFERENCE

Nov 8 10 27 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0083847