LOAN #338042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
ELWANDA RALPH	SOVRAN MORTGAGE CORPORATION	11D 70100
(NAME)	(NAME)	
226 EMMITT AVENUE	P.O. BOX 26388	51-8-64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN 37115	RICHMOND, VA 23260	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6530 PAGE 165

For and in consideration of the sum of TEN & 00/100---------- ($10.00)---------- DOLLARS

cash in hand paid by the Grantee; ELWANDA RALPH, and other good and valuable considerations, receipt of which is hereby acknowledged, including the agreement to assume the existing remaining balance due and owing to Sovran Mortgage Corporation, secured by a Deed of Trust of record in Book 5447, page 164, Register's Office for Davidson County, Tennessee (assignment of Deed of Trust of record in Book 6489, page 699, said Register's Office), to which Deed of Trust reference is hereby made for complete terms and conditions;

WE, GARY F. McGUIRE and wife, JENNIFER G. McGUIRE,

have bargained and sold, and by these presents do transfer and convey unto the said ELWANDA RALPH

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. 13 and the westerly 1/2 of Lot No. 14 of Block "I" on the Map of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gary F. McGuire and Jennifer G. Mitchell by deed from William L. Ferris, Jr., of record in Book 5911, Page 912, Register's Office for Davidson County, Tennessee. (The said Jennifer G. Mitchell and Jennifer G. McGuire being one in the same person).

unimproved ( )
This is improved (XX) property, known as 226 EMMITT AVENUE (House Number) (Street)
MADISON, TN 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 8th day of April 19 85.

JENNIFER G. McGUIRE

GARY F. McGUIRE

BOOK 6530 PAGE 166

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 GARY F. McGUIRE and wife, JENNIFER G. McGUIRE

the 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 Madison, Tennessee, this 8th day of April, 19 85.

My commission expires 7-18-87 Notary Public D. Arnette Burton

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 $ 43,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Elwanda Ralph
ELWANDA RALPH

Sworn to and subscribed before me this 8th day of April, 19 85.

My commission expires 7-18-87 Notary Public D. Arnette Burton

RETURN TO: This instrument was prepared by:

WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115

Name Address

FILED APR 10 8 53 AM '85
REGISTER
DAVIDSON COUNTY, TN

I 9 5 4 5 6

IDENTIF. REFERENCE

04/10 118.30- CHECK
WARRANTY DEED
6E07

FROM GARY F. McGUIRE, ETUX
TO JENNIFER G. McGUIRE
ELWANDA RALPH

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6530 PAGE 167

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

43000.00- CAMT.
111.80 CSTAX
.50 PRFEE
6.00 WDEED.
CHECK 118.30-
6607A04/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 5 4 5 6

IDENTIF. REFERENCE

APR 10 8 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 123582