WARRANTY DEED

BOOK 6728 PAGE 907

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James S. McGuire, et ux	same	Map 25-08
(NAME) 501 Mason Lane	(NAME)	Parcel 73
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS)	GOO7433
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Sixty-Eight Thousand ($68,000.00)---------- *Dollars,*
and other good and valuable consideration, receipt of which is hereby acknowledged

John T. Hoover and Mary L. H. Utley, as co-executors of the Estate of Alberta H. Hoover

have this day bargained and sold, and do hereby transfer and convey unto the said

James S. McGuire and wife, Virginia McGuire

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Lot No. 4, Ranchwood, Section I, a plan of which is of record in Book 2900, page 125, RODC, Tennessee, Said Lot No. 4 fronts 155 feet on the south side of Shevel Drive and extends back 860 feet on the west line and 309.1 feet on the east line, to a deed line in the rear, which is a broken line, measuring 139.63 feet.

Being the same property conveyed to Thomas E. Hoover and wife, Alberta H. Hoover by deed from Herbert A. Sumner as of record in Book 3343, page 435, Register's Office for Davidson County, Tennessee, the said Thomas E. Hoover and wife, Alberta H. Hoover, having since deceased. This conveyance is made subject to the restrictions recorded in Book 3000, page 69, and to the easements and limitations shown on the map of record in Book 2900, page 125, said Register's Office.

1985 property taxes are to be prorated between the parties.

It also being the same property demised to John T. Hoover and Mary Lee Utley by Will of record in Book 151, page 161, Office of the Probate Clerk for Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,000.00

Subscribed and sworn to before me, this the 4 day of ~~November~~ December 19 85

My commission expires: 10/19/86 (Affix Seal)

Affiant: John T. Hoover

Notary Public: John M. Lawn

This is improved ( ) unimproved (X) property, known as 214 Shevel Dr., Goodlettsville, Tennessee 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James S. McGuire and wife, Virginia McGuire

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James S. McGuire and wife, Virginia McGuire

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 4 day of ~~November~~ December, 19 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John T. Hoover — John T. Hoover

Mary L. H. Utley — Mary L. H. Utley

JOHN T. HOOVER, INDIVIDUALLY

MARY L. H. UTLEY, INDIVIDUALLY

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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,* John T. Hoover and Mary L. H. Utley

*the within named 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 Goodlettsville, Tennessee *this* 4 *day of* ~~November~~ December, *19*85.

Commission expires 10/19/86

John M. Cannon
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self to be..... ....of the....., *the within named bargainor, a corporation, and that* ....he as such....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self as.....

Witness my hand and seal, at office in ....., *this* .....day of....., *19*.....

.....
Notary Public

Commission expires.....

WARRANTY DEED

FROM

TO

Prepared by:
John Cannon, Atty.
Main St.
Goodlettsville, Tn.

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

RECORDED
'85 DEC 6 AM 10 01
REGISTER'S OFFICE
DAVIDSON CO., TENN.

IDENTIFICATION REFERENCE

05885

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58930

IDENTIFICATION REFERENCE

Dec 6 10 04 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 198769