#4585 File Box 56

WARRANTY DEED

BOOK 6815 PAGE 995

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL R. GUEST (NAME)	FIRST FEDERAL SAVINGS BANK (NAME)	Map 115-12
325 Gun Club Road (STREET ADDRESS OR ROUTE NUMBER)	101 West Lincoln Street (STREET ADDRESS)	Parcel 53
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	F.B. #8DZ-70040

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, JAMES P. MELOY and wife, SARA K. MELOY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL R. GUEST and SARA SHEPARD, As Joint Tenants With the Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 51 on the Plan of West Meade Farms Inc. Section "C", as of record in Plat Book 1835, page 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James P. Meloy and wife, Sara K. Meloy by deed from Agnes G. Ford, unmarried, of record in Book 6417, page 274, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Book 1835, page 44, Register's Office for Davidson County, Tennessee.

87101

IDENTIFICATION REFERENCE

MAR 31 8 16 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 325 Gun Club Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of March, 1986.

James P. Meloy
JAMES P. MELOY

Sara K. Meloy
SARA K. MELOY

STATE OF TENNESSEE

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COUNTY OF ~~Davidson~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES P. MELOY and wife, SARA K. MELOY the bargainor~~s~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~, this ~~27th~~ day of ~~March~~, 19~~86~~.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Michael Robert Guest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 1986.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

7813 1-3 295.50 KE

WARRANTY DEED

FROM

JAMES P. MELOY and wife, SARA K. MELOY

TO

MICHAEL R. GUEST and SARA SHEPARD

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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
			110000.00- CANT.	
			286.00 CSTAX	
			.50 PRFE	
			6.00 WDRCD	
			CHECK	292.00-
			7603A03/31/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87101

IDENTIFICATION REFERENCE

MAR 31 8 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232006

5-31-96

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Void

3-31-86

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