BOOK 6901 PAGE 917

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
OWEN P. McGUINNESS and PATRICE A. LIRETTE (NAME)	EDUCATORS CREDIT UNION (NAME)	
135 37th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box120729 (STREET ADDRESS)	104-1-235 Lot
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of

Ten and no/100ths ------- ------- ------- ($10.00) ------- ------- ------- DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged,

DENNIS MORGAN SMITH, JR. and wife, DIANA PATTERSON SMITH,

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

OWEN P. McGUINNESS & PATRICE A. LIRETTE, as Joint Tenants, with the Right of Survivorship,

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. 141 & the southerly 1/2 of Lot No. 140 on the Plan of Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 141 and the southerly 1/2 of Lot No. 140 adjoin and front together 75 feet on the west side of 37th Avenue North and runs back between parallel lines, 160 feet to a line in the rear.

Being the same property conveyed to Dennis Morgan Smith, Jr. and wife, Diana Patterson Smith, by Warranty Deed from Mrs. Dora V. Wall and husband, William E. Wall, dated the 21st day of November, 1980, of record in Book 5683, page 80, in the Register's Office for Davidson County, Tennessee.

15363

IDENTIFICATION REFERENCE

JUN 27 3 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 135 37th Avenue North (House Number) (Street)
Nashville, Tennessee 37209 (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 24th day of June, 19 86.

Dennis Morgan Smith
DENNIS MORGAN SMITH, JR.

Diana Patterson Smith
DIANA PATTERSON SMITH

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STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DENNIS MORGAN SMITH, JR.

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 Jacksonville, FL, this 24th day of June 19 86.

My commission expires NOTARY PUBLIC, STATE OF FLORIDA My Commission Expires Jan. 23, 1989 Notary Public Virginia L Lang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devereaux D. Cannon, Jr., a Notary Public in and for said County and State, the within named DIANA PATTERSON SMITH, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville this 25th day of June, A.D. 1986.

My Commission expires 17 May, 1987.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Owen P McGuinness Patricia A Suttle by Owen P McGuinness Attorney-in-fact

Sworn to and subscribed before me
this 25th day of June, 19 86.

My commission expires 17 May, 1987 Notary Public

This instrument was prepared by:

Devereaux D. Cannon, Jr., Atty., 344 4th Avenue North, Nashville, Tennessee 37219
Name Address

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

5800.00- CO TX
150.00 CO TX
.50 PRFE
6.00 MOR
CHECK 137.31-
1213A06/27/86 TEL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15363

IDENTIFICATION REFERENCE

JUN 27 3 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264669