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FILE BOX 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 1986

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

Mortgagee: City Federal Savings Bank

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Haggard, Jr. (NAME)	City Federal Savings Bank (NAME)	Map 130-7
3917 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcel 112
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	FB# BM 8477

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, Rebecca M. McGuigan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Haggard, Jr., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot No. 211 and part of 9th Street (now closed) on the plan of part of Royal Oakes Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to an unrecorded revised plan, as follows:

Beginning on the southerly margin of Trimble Road at the northeast corner of the property conveyed to Maxwell George Horkins and wife, by deed from Helen T. Dunn, of record in Book 1514, page 197, said Register's Office; thence with said Horkins' easterly line southwardly 128 feet to said Horkins' southeast corner, continuing in the same direction 100 feet, more or less, in all 228 feet, more or less, to the northerly line of Lot No. 121; thence with said line eastwardly 100 feet to a point 100 feet west of the southwest corner of Lot No. 216; thence northwardly and parallel with the westerly line of said Lot No. 216, 247 feet, more or less, to the southerly margin of Trimble Road, thence with said Road, westwardly 101 feet, more or less, to the beginning.

Being the same property conveyed to Rebecca M. McGuigan by deed from Jerry Ralph Mooney and wife, Hideko T. Mooney of record in Book 5853, page 284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for 1986 for which Grantees will be responsible.

This is unimproved ( ) improved (X) property, known as 3917 Trimble Road, Nashville, TN. 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 23rd day of September, 19 86

Rebecca M. McGuigan

Rebecca M. McGuigan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Rebecca M. McGuigan, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September 19 86

Commission expires 11-1-87

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Rebecca M. McGuigan, unmarried

TO
John H. Haggard, Jr., unmarried

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

OCT 1 1 21 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

48238.

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

15!500.00- CAMT-
424.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 430.70-
8939A10/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48238

IDENTIFICATION REFERENCE

Oct 1 | 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301596