File Box 44

BOOK 7071 PAGE 217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 95,545.00 .

Marcus L Haer
Affiant

Subscribed and sworn to before me, this 16th day of December, 1986.

Barbara J Helton
Notary Public

My Commission expires: July 19, 1988.

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Mortgagee:	Send Tax Bills to:	Map-Parcel Numbers
Marcus L. Haer and wife, Brenda J. Haer 312 Timberdale Court Nashville, Tennessee 37211	Sears Mortgage Corporation 300 Knightsbridge Parkway P. O. Box 750 Lincolnsburg, IL 60069	(Mortgagee)	147-6-182

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **GORDON G. MCGUIRE AND WIFE, PRISCILLA MCGUIRE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARCUS L. HAER AND WIFE, BRENDA J. HAER,** hereinafter called the Grantees, 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. 139, Caldwell Country Estates, Section II, as of record in Book 2663, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gordon G. McGuire and wife, Priscilla McGuire, by deed from Samuel Harold Wooten and wife, Faye Wooten, of record in Book 5277, page 57, said Register's Office.

This is improved property, known as 312 Timberdale Court, Nashville, Tennessee 37211.

This conveyance is made subject to:

1. 1986 taxes, which have been prorated and assumed by Grantees.

2. Restrictive covenants of record in Book 2907, page 93, as amended in Book 2921, page 87, said Register's Office.

3. Matters shown on the plan of record in Book 2663, page 128, said Register's Office.

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, theirs 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 16th day of December, 1986.

Gordon G. McGuire

Priscilla McGuire

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 Gordon G. McGuire and wife, Priscilla McGuire, the bargainors, 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 16th day of December, 1986.

Barbara J Hatton
Notary Public

My Commission Expires: July 17, 1988

73551

IDENTIFICATION REFERENCE

Dec 16 3 42 PM '86

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7071 PAGE 219

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
			95545.00- CONT.	
			267.40 STAX	
			.50 PRFE	
			6.00 WDF P	
			CHECK	273.90-
			7773.12/16/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73551

IDENTIFICATION REFERENCE

DEC 16 3 42 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23541