File Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Lawrence S. Maguire
2206 Chickering Lane
Nashville, TN 37215

MORTGAGEE:
First Federal Savings Bank of Tennessee
101 West Lincoln Street
Tullahoma, TN 37388

MAP-PARCEL NUMBERS:
MAP 144-14
PARCEL 015
FH-03245

WARRANTY DEED BOOK 7546 PAGE 81

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James W. Felch, Sr. and wife, Barbara Anne Felch

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lawrence S. Maguire and wife, Peggy O. Maguire

hereinafter called the Grantee, Grantee's 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. 19 on the plan of Chickering Valley, of record in Book 2331, pages 121, 122 and 123, Register's Office for said County.

SAID Lot No. 19 fronts 183.0 feet on the northeasterly margin of Chickering Lane and extends back 385.0 feet on the northwesterly line and 220.7 feet on the southeasterly line to a dead line in the rear, measuring 226.4 feet thereon.

Being the same property conveyed to James W. Felch, Sr. and wife, Barbara Anne Felch by deed from Michael R. Charry and wife, Jane Charry of record in Book 5895, page 844, Register's Office for Davidson County, Tennessee.

7848 05/17 0101 03CHECK 552.50

The property herein conveyed is subject to restrictive covenants of record in Book 2542, page 25, said Register's Office, and to the matters set forth in the above referenced plan of record.

3 1 1 3 7.
IDENTIFICATION REFERENCE
MAY 17 12 14 PM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (an) improved property, known as 2206 Chickering Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of May, 1988.

Barbara Anne Felch
Barbara Anne Felch

James W. Felch, Sr.
James W. Felch, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of May, 1988, before me personally appeared James W. Felch, Sr. and wife, Barbara Anne Felch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 195,000.00.

Lawrence S. Maguire
Affiant

Subscribed and sworn to before me, this the 13th day of May, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

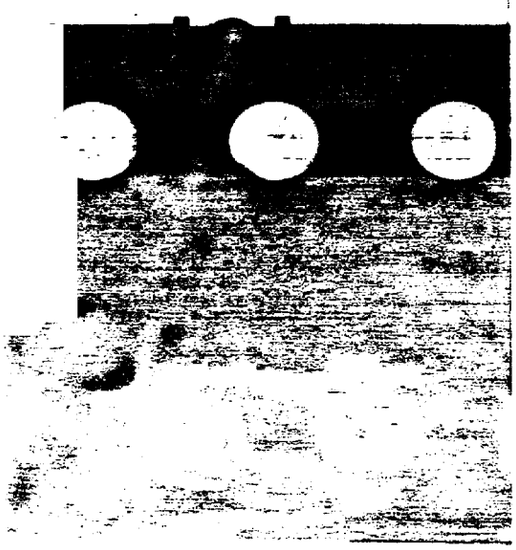
NOTARY PUBLIC AT LAW

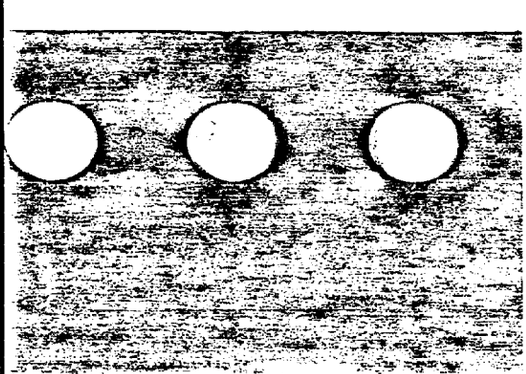
WARRANTY DEED

from:
James W. Felch, Sr. and wife,
Barbara Anne Felch

to:
Lawrence S. Maguire and wife, Peggy O. Maguire

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7546 PAGE 83

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 195000.00
CON TX 546.00
PRFEE 0.50
WDEED 6.00
TOTAL 552.50
CHECK 552.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/17/88 01 12:13 0001 7848

3 1 1 3 7

IDENTIFICATION REFERENCE

MAY 17 12 14 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92052