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Box 22

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000

Ted A. Burkhalter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF June 1988

Anita K. Stigler
Notary Public

MY COMMISSION EXPIRES: 11/24/92
(AFFIX SEAL)

Ted A. Burkhalter
Attorney At Law
NAME

THIS INSTRUMENT WAS PREPARED BY Suite 303 Centennial Plaza
110 Twenty-Ninth Avenue North
Nashville, Tennessee 37203
ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Maguire	CITY FEDERAL SAVINGS BANK	142-2-115
(NAME)	c/o THE KISSELL (NAME) COMPANY	
7465 Harrow Drive	30 Warder Street	09D-06782
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Springfield, OH 45501	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Ted A. Burkhalter and wife, Katherine P. Burkhalter,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Maguire and wife, Sharon K. Maguire

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 Lot No. 151 on the Plan of Cross Timbers, Section 3, as of record in Book 4175, page 21, 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 Ted A. Burkhalter and wife, Katherine P. Burkhalter, by deed from Eugene Gerald Armstrong and wife, Lynn M. Armstrong, as of record in Book 5147, page 758, said Register's Office.

6048 06/15 0101 03CHECK 292.10

40588

IDENTIFICATION REFERENCE

JUN 15 3 43 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 7465 Harrow Drive, Nashville, Tennessee 37221
(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 hand s this 14th day of June, 1988

Ted A. Burkhalter

Katherine P. Burkhalter

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Ted A. Burkhalter and Katherine P. Burkhalter

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 14th day of June, 19 88.

Anita K. Hughes Notary Public

Commission Expires 11/10/91

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Ted A. Burkhalter and wife,

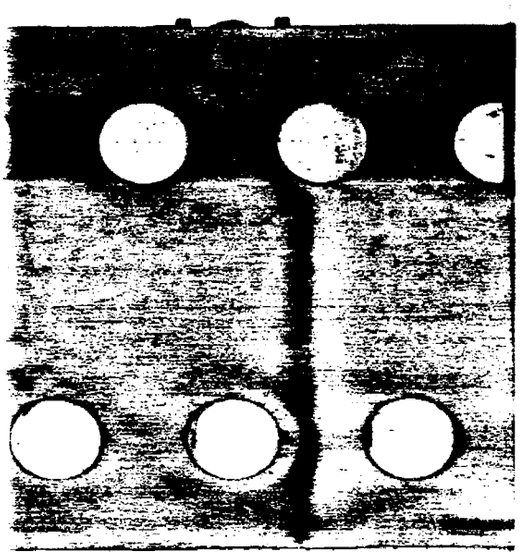
Katherine P. Burkhalter

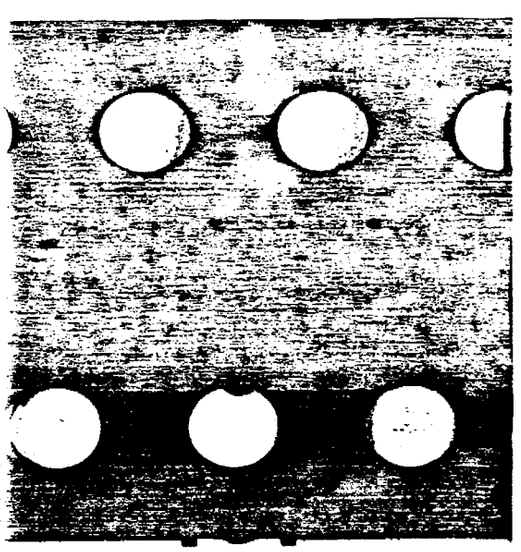
TO

Robert B. Maguire and wife,

Sharon K. Maguire

Ted A. Burkhalter
Attorney At Law
Suite 303 Centennial Plaza
110 Twenty-Ninth Avenue North
Nashville, Tennessee 37203
(615) 329-3991





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 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
				102000.00
				CON TX 285.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 292.10
				CHECK 292.10
06/15/88		01		15:44 0001 6048

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40588

IDENTIFICATION REFERENCE

JUN 15 3 43 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102877