BOOK 8375 PAGE 127

Revised 1/06/87
TN (Conventional)

REO No. 910262

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto Patrick G. McGuire and Judy T. McGuire of 412 Port Drive, Madison, Tennessee, and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached legal descritpion.

4107 06 14 0101 03CHECK 262.45

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office in Book _____, Page _____, Davidson County, Tennessee,

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, Patrick G. McGuire and Judy T. McGuire, and their assigns, forever.

Grantee, Patrick G. McGuire and Judy T. McGuire, whose address is 412 Port Drive, Madison, Tennessee is responsible for the payment of real property taxes on subject property.

Said Federal National Mortgage Association warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Federal National Mortgage Association has executed this deed and affixed its corporate seal by its Vice President, this 14th day of May, 19 91.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____
J. Ellis Dykes, Vice President

STATE OF GEORGIA) ss.
COUNTY OF FULTON)

Before me, Barbara A. Evans, a Notary Public within and for the State and County aforesaid, personally appeared J. Ellis Dykes with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of the Federal National Mortgage Association, the within named party, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal at office, this 14th day of May, 1991.

_____
Notary Public, Georgia at Large
My Commission Expires:

(SEAL) Notary Public, DeKalb County, Georgia
My Commission Expires Jan. 24, 1995

This instrument was prepared by:
Barbara A. Evans - Fannie Mae
950 E. Paces Ferry Road
Atlanta, Ga 30326-1161

DEKALB COUNTY, GA.
JUN 14 2 55 PM '91
224

Being Tract 3 on the unrecorded plan of the Gammel Property, described according to a survey made by John Kohl and Company, dated January 25, 1985, as follows:

Beginning at a point in the westerly margin of Port Drive at the corner of Tracts No. 2 & 3; being the southeast corner of the property conveyed to William True by deed of record in Book 3576, page 454, Register's Office; thence with True's Southerly line North 66 degrees 55' west 147.6 feet to a point; thence south 5 degrees 16' west 184 feet to the northwest corner of a reserved tract; thence with the northerly margin of said tract, south 66 degrees, 55' east 91.3 feet to a point in the westerly margin of Port Drive; thence with the margin of the same, north 23 degrees 05' east 175.2 feet to the point of beginning, containing 0.48 acres more or less.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 76,500.00 .

Subscribed and sworn to before me this the 11th day of June , 19 91.

Patrick D. McGuire
Affiant

My Commission Expires: 5/26/93

Daphne D. Barnes

Daphne D. Barnes

NOTARY PUBLIC
WILLIAMSON COUNTY, TENNESSEE

Map & Parcel # 51-01-32

NEW OWNER(S):

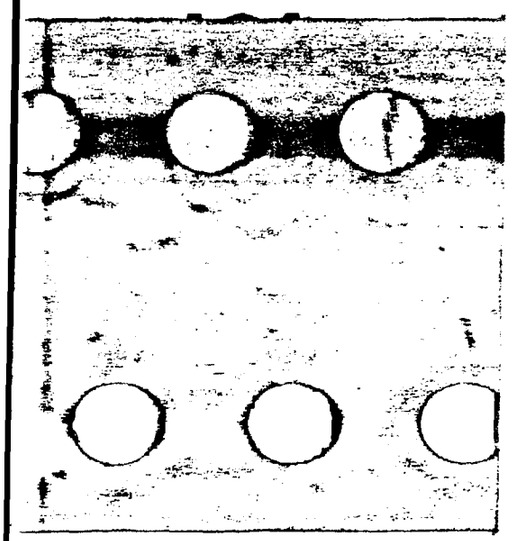
Patrick G. McGuire
412 Port Drive
Madison, TN 37115

SEND TAX BILLS TO:

First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, TN 38148

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

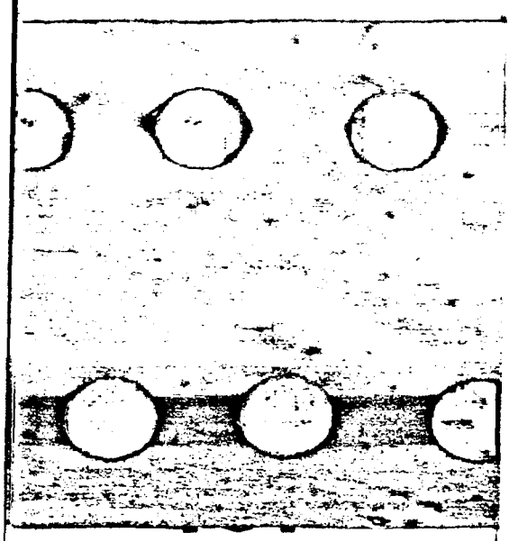
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 76500.00
CON TX 252.45
PRFEE 1.00
WDEED 9.00
TOTAL 262.45
CHECK 262.45

06/14/91 01 14:59 0001 4103



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22472

JUN 14 2 56 PM '91

No. 431145