MAIL ENV. BOOK 8635 PAGE 587

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IDENTIF. REFERENCE

MAY 28 8 56 AM '92

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Thomas E. Thurston and Elizabeth A. Stinson 205 Old Williamsburg Ct. Nashville, TN 37215	Leader Federal Bank for Savings P. O. Box 2926 Memphis, TN 38101-2926	Map 131-07 Parcel 0A03400CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $179,500.00.

Thomas E. Thurston
AFFIANT

Sworn to and subscribed before me this 26th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 3/27/94

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, **WE, FRANK M. CALAGUIRE AND WIFE, JUDITH L. CALAGUIRE**, hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **THOMAS E. THURSTON AND ELIZABETH A. STINSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Phase 2, Revision of Lots 35 and 34, Hillsborough Place, as of record in Book 6200, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frank M. Calaguire and wife, Judith M. Calaguire by deed from Scruggs Homebuilders, Inc. of record in Book 7249, page 451, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1992 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 131-07, Parcel 0A03400C0.

2. All matters appearing on the Plan of Phase 2, Revision of Lots 35 and 34, Hillsborough Place of record in Book 6200, page 67, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 5151, page 50, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 5240, page 165, as amended in Book 5292, page 134, as re-recorded in Book 5332, page 212, Register's Office for Davidson County, Tennessee.

5. Charter of Hillsborough Place Cooperative Corporation of record in Book 5243, page 928, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 205 Old Williamsburg Court, Nashville, Tennessee 37215.

WITNESS, our hands this 26th day of May, 1992, in Franklin, Tennessee.

FRANK M. CALAGUIRE

JUDITH M. CALAGUIRE BY HER ATTORNEY-IN-FACT FRANK M. CALAGUIRE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Frank M. Calaguire, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of May, 1992 in Franklin, Tennessee.

Notary Public

My Commission Expires:

3/27/94

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Frank M. Calaguire, who executed the foregoing instrument in behalf of Judith M. Calaguire, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, as the free act and deed of said Judith M. Calaguire.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of May, 1992.

Notary Public

My commission expires:

3/27/94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8635 PAGE 590

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

CAMT
179500.00
CON TX 664.15
PRFEE 1.00
WDEED 9.00
TOTAL 674.15
CHECK 674.15

05/28/92 01 08:54 0001 0652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 7 2 8

IDENTIF. REFERENCE

MAY 28 8 56 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 534802