File Box 29

BOOK 8678 PAGE 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Barbara T. McGuire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1992

Ollie Mae Parsley
Notary Public

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara T. McGuire (NAME)	SAME (NAME)	MAP 73-16
116 Cumberland Trace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	GROUP A
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PARCEL 116 CO

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, James Wm. Hofstetter, Jr. and wife, Pat C. Hofstetter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara T. McGuire

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:

BEING Unit No. 116 shown on the Plat of Cumberland Trace of record in Book 5200, page 700, Register's Office for Davidson County, Tennessee, together with all undivided membership in The Cumberland Trace Homeowners' Association, as described in Book 6218, page 528, said Register's Office.

BEING the same property conveyed to James Wm. Hofstetter, Jr., an unmarried person by deed from William Ralph Barron, Sr. and wife, Mildred W. Barron, filed of record in Book 7798, page 95, Register's Office for Davidson County, Tennessee.

2831 1
IDENTIF. REFERENCE
JUL 17 9 53 AM '92
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.

6433 07/17 0101 03CHECK 273.55

This is unimproved ( ) improved (X) property, known as 116 Cumberland Trace, Nashville, TN 37214
(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 15th day of July, 1992

James Wm. Hofstetter, Jr.

Pat C. Hofstetter

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named James Wm. Hofstetter, Jr. and wife, Pat C. Hofstetter

(or proved to me on the basis of satisfactory evidence)

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 19 92

Commission expires March 25, 1995

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

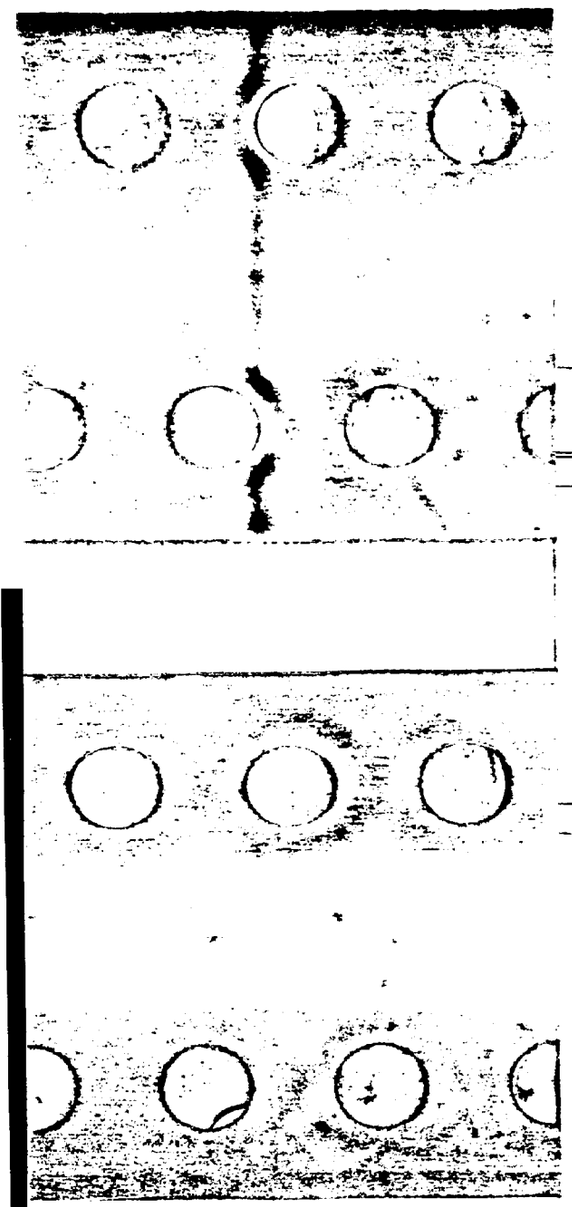
_____ Notary Public

WARRANTY DEED

FROM
James Wm. Hofstetter, Jr. and wife,
Patricia C. Hofstetter

TO
Barbara T. McGuire

Return to:
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214



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 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 71500.00
CON TX 264.55
PRFEE 1.00
WDEED 8.00
TOTAL 273.55
CHECK 273.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/17/92 01 09:54 0001 6433

28351

IDENTIF. REFERENCE.

JUL 17 9 53 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551163