BOOK 9637 PG 213

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 | 111 West College Street, Murfreesboro, TN 37130 | 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley K. Lanz (NAME)	Security Financial & Mortgage (NAME)	MAP 86-8
1120 Jacksons Valley Road (ADDRESS)	12444 Powerscourt Dr., Suite 140 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	St. Louis, Missouri 63131 (CITY) (STATE) (ZIP)	PARCEL 52

FOR AND 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, Kathy P. McGuire and husband, David G. McGuire (formerly Kathy A. Puckett) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley K. Lanz, unmarried

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 Lot No. 277 on the Plan of Jackson's Retreat, Phase V-A, as of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathy A. Puckett by deed from Stephen A. Horninger and his wife, Myra M. Horninger of record in Deed Book 8077, page 745, Register's Office for said County. Said Kathy A. Puckett having since married David G. McGuire and being one in the same person as Kathy P. McGuire.

For the purposes of this transaction, Kathy A. Puckett, Kathy P. McGuire and Kathy A. Puckett now McGuire, are one in the same person.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5741, page 360 Book 6482, page 679 and Book 5745, page 283, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 1120 Jacksons Valley Road, Hermitage, Tennessee 37076
(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 29th day of March 19 95

Kathy P. McGuire

Kathy P. McGuire

David G. McGuire by Kathy P. McGuire, ATTY IN FACT

David G. McGuire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9637 PG 249

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Kathy P. McGuire

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 19 95.

Commission expires 5-23-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of March, 1995, before me personally appeared Kathy P. McGuire, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David G. McGuire, and who acknowledged that David G. McGuire executed the same as the free act and deed of the said David G. McGuire by virtue of that Power of Attorney, duly executed by the said David G. McGuire and appearing of record in Book 9637, page 247, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 29th day of March, 1995.

My Commission Expires: 5-23-98

Notary Public

13501

IDENTIFICATION REFERENCE

95 MAR 30 AM 8:05

REGISTER

RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

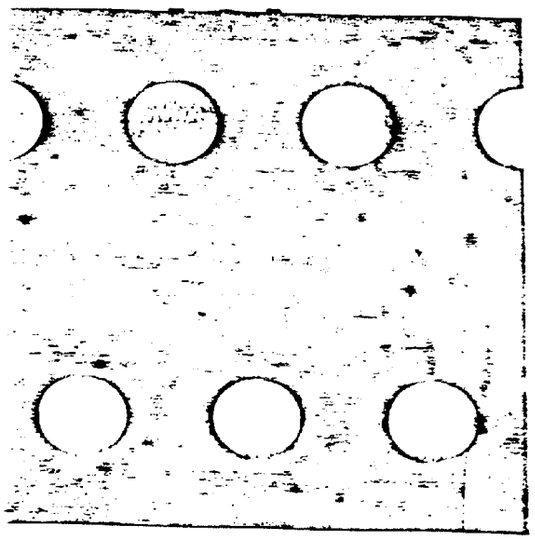
EDWARD SEDDON
ATTORNEY - AT - LAW

[ ] 245 Dover Road
Clarksville, Tennessee 37040

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9637 PG 250

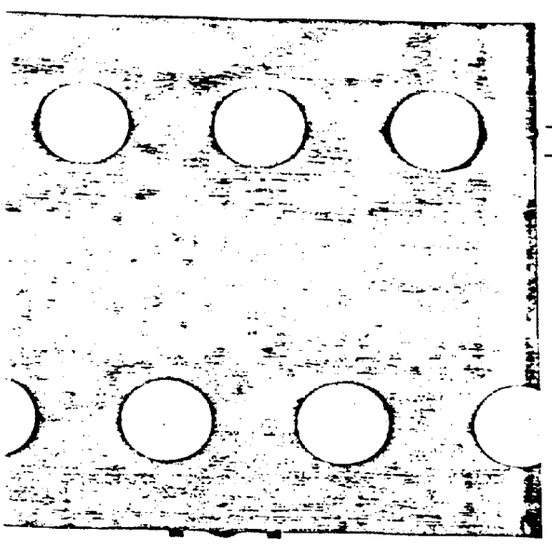
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 76900.00
CON TX 284.53
PRFEE 1.00
WDEED 8.00
TOTAL 293.53
CHECK 293.53

04/05/95 01 08:04 0001 7519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48504

IDENTIFICATION REFERENCE

95 APR -5 AM 8:05

REGISTER
DAVIDSON CO. TN.

No. 897042