BOOK 9320 PG 947

578

THIS INSTRUMENT WAS PREPARED BY
Stokes & Bartholomew
3310 West End Avenue #410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy W. Rucker (NAME)	First American National Bank (NAME)	150-7-250
3201 Oakview Court (ADDRESS)	First American Center (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville TN 37237 (CITY) (STATE) (ZIP)	

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, George D. McGuinness and wife, Joan R. McGuinness and Maggie McGuinness, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy Rucker

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. 13-A Zone Lot Division Lots 13 and 15, Lakeshore Woods, Section 2, as of record in Plat Book 5800, page 383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Maggie McGuinness and George D. McGuinness by deed from Tenzim Properties, a Tennessee general partnership comprised of Harry Tenebaum and Doris Zimmerman, of record in Book 6820, page 711, Register's Office for Davidson County, Tennessee.

Joan R. McGuinness, wife of George D. McGuinness, joins for the purpose of conveying any interest she may have in the above described property.

0141921

IDENTIFICATION REFERENCE

96 JAN 18 AM 9:44

DAVIDSON COUNTY, TN.

3F15 01/18 0101 03CHECK 227.30

unimproved ( )
This is improved (X) property, known as 3201 Oakview Court, Antioch, TN 37013
(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 16th day of January 19 96

Maggie McGuinness By John Shea — Joan R McGuinness By John Shea

Maggie McGuinness — Joan R. McGuinness

George D. McGuinness By John Shea

George D. McGuinness

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
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 _____

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

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

On this 16th day of JANUARY, 1996, personally appeared before me, Johnny Shea,

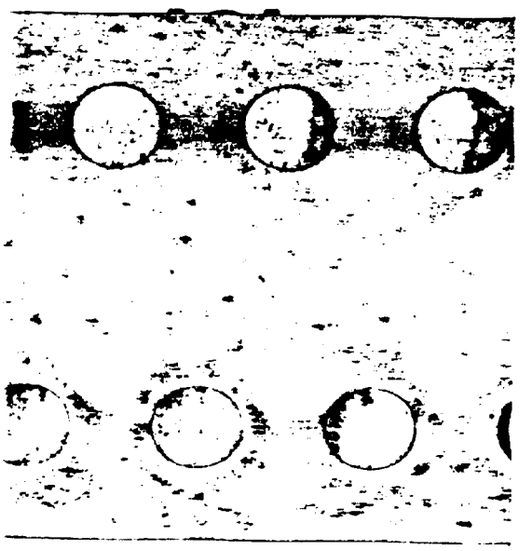
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of MAGGIE McGUINNESS, GEORGE P. McGUINNESS + JOAN K. McGUINNESS and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 16 day of JANUARY, 1996.

_____
Notary Public

My commission expires: 5-5-99

LISA HAECHTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9920 PG 949

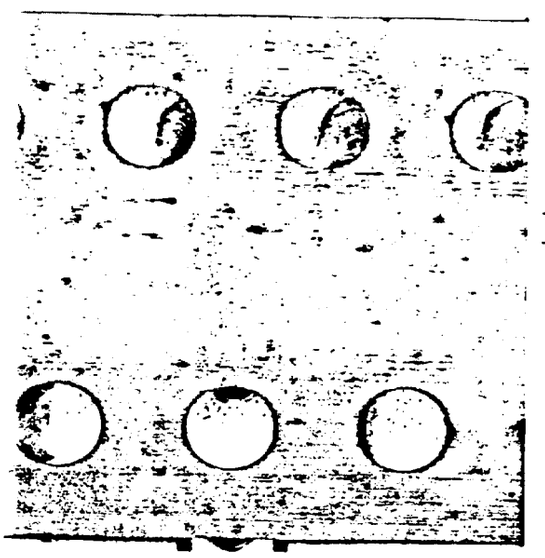
CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	59000.00
CON TX	213.30
PRFEE	1.00
MIFEE	3.00
TOTAL	227.30
CHECK	227.30

01/23/95 01 09147 0001 8915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0141921

IDENTIFICATION REFERENCE

95 JAN 18 AM 9:44

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 997217