10013:373

STATE OF TENNESSEE 6786
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Mark A. McGuire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 96.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 3/27/99

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
Mark A. McGuire	Security Financial and Mortgage	Map 63-2
(NAME)	(NAME)	Parcel 103
1521 Ocoee Trail	12444 Powerscourt Drive, #140	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	St. Louis, MO 63131	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Lanny R. Sullivan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. McGuire, married

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. 139 on the Plan of Nawakwa Hills, Powwow Additiion, Section Four, which is of record in Book 974, page 26, Register's Office for said county, and described as follows:

Said Lot No. 139 fronts 50 feet on the easterly side of Ocoee Trail and extends back easterly between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Lanny R. Sullivan by deed from William H. Dorris, unmarried, filed of record in Book 8279, page 181, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1521 Ocoee Trail, Madison, TN 37115

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 his hand this 15th day of April, 19 96.

Lanny R. Sullivan

Lanny R. Sullivan

by Lisa F. Sullivan
atty in fact

6786

10013 374

STATE OF TENNESSEE
COUNTY OF Davidson

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

Lanny R. Sullivan

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. Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 19 96.

My commission expires 3/27/99

Notary Public Ollie Mai Parsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 1996, before me personally appeared Gia F. Sullivan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lanny R. Sullivan and acknowledged that she executed the same as the free act and deed of said Lanny R. Sullivan.

Witness my hand and official seal.

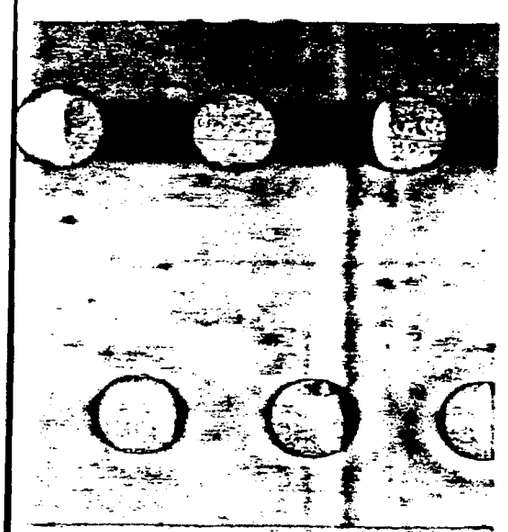
Notary Public

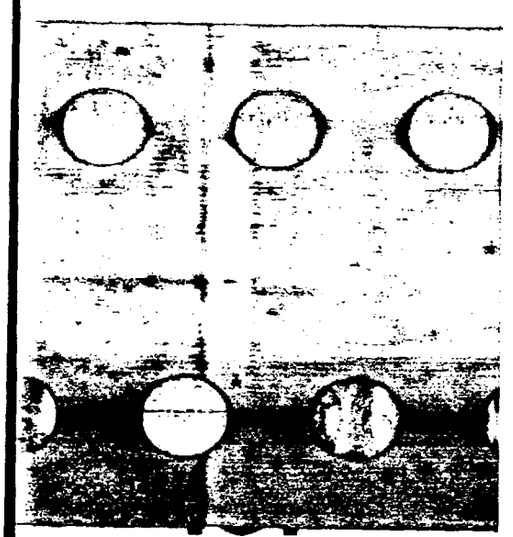
My Commission Expires:

March 27, 1999

0172264
IDENTIFICATION REFERENCE

96 APR 17 AM 10:22





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10013 PG 375

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 70000.00
				CO TX 259.00
				PRFEE 1.00
				MTGE 8.00
				TOTAL 268.00
				PAID 268.00
			04/17/95 01	10:24 0001 1472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172264
IDENTIF. # REFERENCE

95 APR 17 AM 10 22

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

No. 1029424