40-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: ~~114,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janelle J. McGuire (NAME)	SUNTRUST BANK, NASHVILLE, N. A. (NAME)	MAP 018-12-0-A
103 Mavella Court (ADDRESS)	P. O. BOX 305110, 7TH FLOOR (ADDRESS)	PARCEL 018.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (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, Roy Scott Still, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janelle J. 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 Lot No. 18 on the Plan of Emerald Cove, of record in Book 6900, Page(s) 629, 630, and 631, amended in Book 9112, page 29, Register's Office for said County, to which reference is hereby made for a complete and accurate description.

BEING the same property conveyed to Roy Scott Still, unmarried, by deed from Randall Phillips, II and wife, Michelle Phillips, d/b/a Randall Phillips Homes of record in Book 9637, page 210, Register's Office for Davidson County, Tennessee.

RBK 10034 PG 369

0177120

IDENTIF. ^ REFERENCE

96 MAY -1 PM 1:55

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 103 Mavella Court, Goodlettsville, TN 37072
(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 my hand this 30th day of April, 19 96

Roy Scott Still
By: Stan Tidwell
Stan Tidwell, Attorney-in-fact

BOOK 10034 PG 370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Scott Still

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 Goodlettsville, Tennessee, this 30th day of April 19 96.

Commission expires _____

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 30th day of April, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stan Tidwell, to me known to be the person who executed the foregoing instrument in behalf of Roy Scott Still, and acknowledged that he executed the same as the free act and deed of the said Roy Scott Still.

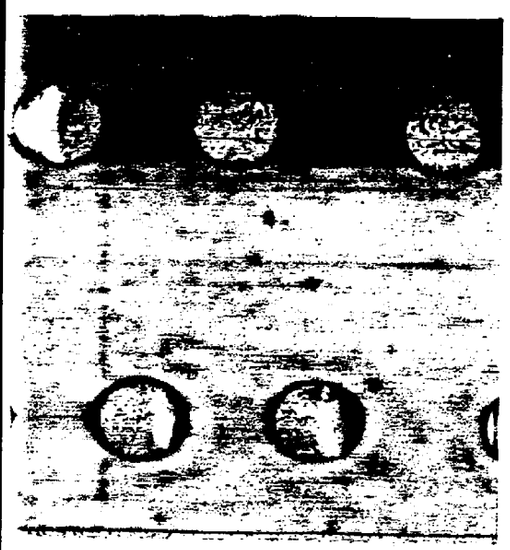
Witness my hand and seal at Goodlettsville, Tennessee, this the 30th day of April, 1996.

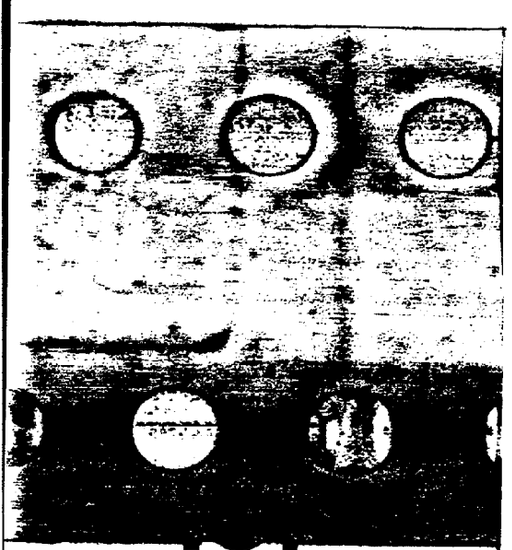
11/28/98
My Commission Expires

Notary Public

MICHAEL T. NOTARY PUBLIC STATE OF TENNESSEE

6560 05/01 0101 03CHECK 434.13





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10034 PG 371

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 114900.00
				CON TX 425.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 434.13
				CHECK 434.13
			05/01/96 01	13:58 0001 6560

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0177120 IDENTIF. ← REFERENCE

96 MAY -1 PM 01:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1034597