47

BOOK 10545 PG 679

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BERTIE WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynora D. Ivery (NAME)	North American Mortgage Company (NAME)	MAP 51-1
412 Port Drive (ADDRESS)	4301 Hillsboro Pike, Suite 328 (ADDRESS)	PARCEL 32
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	11D-11090

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, Patrick G. McGuire and wife, Judy T. McGuire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynora D. Ivery, an unmarried woman

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 TRACT # 3 on the unrecorded Plan of Gammel Property, described according to a survey made by John Kohl and Company, dated January 25, 1985, as follows:

BEGINNING at a point in the westerly margin of Port Drive at the corner of Tracts No. 2 & 3; being the southeast corner of the property conveyed to William True by deed of record in Book 3576, Page 454, Register's Office; thence with True's Southerly line North 66° 55' West 147.6 feet to a point; thence South 5° 16' West 184 feet to the northwest corner of a reserved tract; thence with the northerly margin of said tract, South 66° 55' East 91.3 feet to a point in the westerly margin of Port Drive; thence with the margin of the same, North 23° 05' East 175.2 feet to the point of beginning containing 0.48 acres more or less.

Being the same property conveyed to Patrick G. McGuire and Judy T. McGuire by deed from Federal National Mortgage Association, of record in Book 8375, Page 127, Register's Office for said County.

0331147

IDENTIF. ← REFERENCE

97 JUL 29 AM 10:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9831 07/29 0101 03CHECK 467.80

This is improved (X) property, known as 412 Port Drive, Madison, TN 37115
(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 25th day of July 19 97

Patrick G. McGuire

Judy T. McGuire

BOOK 10545 PG 680

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 Patrick G. McGuire and wife, Judy T. McGuire

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of July, 1997.

Commission expires 1-27-99

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 _____

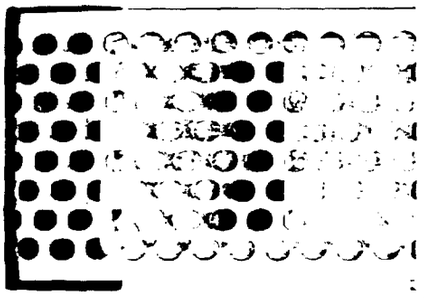
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

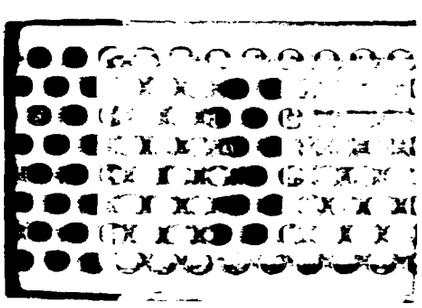
FOR _____

BOOK 10545 PG 681

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	
				124000.00
			CON TX	458.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	467.80
			CHECK	467.80
07/29/97	01	10:48 0001	9831	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0331147

IDENTIF. ↑ REFERENCE

97 JUL 29 AM 10:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179475