BOX 19-B

BOOK 10795 PG 930

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Ruby E. Sexton 7465 Harrow Drive Nashville, TN 37221	SAME	Map 142-2 Parcel 115

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert B. Maguire and wife, Rosemary N. Maguire, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Ruby E. Sexton, the GRANTEE herein, her heirs, successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Cross Timbers, Section 3, as of record in Book 4175, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert B. Maguire and wife, Sharon K. Maguire, by deed from Ted A. Burkhalter and wife, Katherine P. Burkhalter, of record in Book 7574, Page 155, Register's Office for Davidson County, Tennessee. The said Sharon K. Maguire having since quitclaimed her interest in the property to Robert B. Maguire by Quitclaim Deed of record in Book 9323, Page 425, in said Register's Office, pursuant to Divorce Decree, Civil Action No. 92D-4137, Fourth Circuit Court for Davidson County, Tennessee.
>
> This is improved property known as 7465 Harrow Drive, Nashville, Tennessee 37221.
>
> Rosemary N. Maguire, wife of Robert B. Maguire joins in this conveyance for the purpose of transferring and conveying any right, title or interest that she may have in the subject real property.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

A. Real property taxes for 1998, which have been prorated by the parties hereto;

B. Restrictive covenants of record in Book 4242, Page 758, as amended in Book 4318, Page 654, and in Book 4364, Page 954, Register's Office of Davidson County; and

C. All matters on the Plan of record in Book 4175, Page 21, Register's Office of Davidson County.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEE, her heirs, assigns and successors, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 13th day of February, 1998.

Robert B. Maguire
ROBERT B. MAGUIRE

Rosemary N. Maguire
ROSEMARY N. MAGUIRE

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Robert B. Maguire and wife, Rosemary N. Maguire, the within named bargainors, 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 seal, at office in Nashville, Tennessee, this the 13th day of February, 1998.

Stephen C. Seglon
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
Nov. 19, 1999

3844 02/17 0101 03CHECK 530.63

98 FEB 17 AM 11:10

REGISTER

IDENTIFICATION

040090

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $139,900.00.

Ruby Elizabeth Sexton
Affiant

Sworn to and subscribed before me this 13th day of February, 1998.

Stephen C. Sexton
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
Nov. 27, 1999

\\Nhnet\nhnet\Clients N-T\Sexton, Ruby 99441\Establishment of Family Trust 10319\Other\Warranty Deed.doc

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

RECEIVED OF _____

FOR _____

BOOK 10795 PG 933

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 139900.00
CON TX 517.63
PRFEE 1.00
WDEED 12.00
TOTAL 530.63
CHECK 530.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/17/98 01 [illegible] 6001 3844

04 01090
IDENTIFICATION REFERENCE

98 FEB 17 AM 11:10

FELIX Z. [illegible] REGISTER
DAVIDSON CO. TN.

No. 1254355