804 2

11258 955

STATE OF TENNESSEE
COUNTY OF DAVIDSON
CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 19 98

Notary Public

My Commission Expires: 3-27-99

(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Hendershot (NAME)	FT Mortgage Companies d/b/a (NAME)	155-15 GROUP A
5008 Stonemeade Drive (ADDRESS)	111 Westwood Place, Suite 109 (ADDRESS)	075-CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, David McGuire and wife, Nancy McGuire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Hendershot and wife, Jennifer A. Hendershot

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, TN, BEING Lot No. 75 on the Plan of Stonemeade Section I, of record in Plat Book 6900, page 799-801, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property to David McGuire and wife, Nancy McGuire, by deed from Centex Real Estate Corporation, of record in Book 8565, Page 779, re-recorded in Book 8572, Page 707, Register's Office for Davidson County.

This conveyance is subject to the following:

All matters appearing on the Plan of record in Plat Book 6900, page 799-801; Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, and as amended in Book 8810, Page 840; By-Laws of record in Book 7701, Page 331, and in Book 8517, Page 992; Reaffirmation of Declarations and the By-Laws of record in Book 8349, Page 43; Dedication of Public Utilities Easement of record in Book 9740, Page 967; Dedication of easement and for water line of record in Book 7142, Page 460; Charter of Record in Book 7920, Page 728; Dedication of Common Areas of record in Book 8517, page 997; all of record in the Register's Office for Davidson County, Tennessee.

David McGuire and C. David McGuire are one in the same person.

Nancy McGuire and Nancy D. McGuire are one in the same person.

unimproved ( )
This is improved (X) property, known as 5008 Stonemeade Drive, Nashville, TN 37221
(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 11th day of December 19 98

David McGuire

Nancy McGuire

e

11258 956

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David McGuire and wife, Nancy 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 seal at office in Brentwood, Tennessee, this 11th day of December, 19 98.

Commission expires 3-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

David McGuire and wife, Nancy McGuire

TO

Thomas A. Hendershot and wife, Jennifer A. Hendershot

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 DEC 18 AM 10:36
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0526999

2407 12/18 0101 03CHECK

660.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

957

CAMT	175500.00
CON TX	649.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	660.35
CHECK	660.35

0526999 11258

IDENTIF. # REFERENCE

98 DEC 18 AM 10:36

REGISTER
DAVIDSON COUNTY, TN.

12/18/98 01 10:36 0001 2407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401853