BOOK 11406 PG. 661

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Nancy M Comstock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 99

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 12, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCH NUMBERS
Nancy M. Comstock	CTX MORTGAGE COMPANY	MAP 43-13
(NAME)	(NAME)	
312 Cherry Street	5200 Maryland Way, Suite 108	PARCEL 273
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Brentwood, TN 37027	11D47805
(CITY) (STATE) (ZIP)	(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, Michael B. McGuire and Sharon R. McGuire, both unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy M. Comstock, an unmarried woman, and Eduardo Parra, an unmarried man,

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. 26 of Block "C" on the Map of Crittenden Estates on the Plan of record in Plat Book 974, Page 69, Register's Office for said County, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Michael B. McGuire and wife, Sharon R. McGuire, by deed from Terry L. McDonald and wife, Rachel P. McDonald, of record in Book 10672, page 540, Register's Office for Davidson County, Tennessee.

The said Michael B. McGuire and Sharon R. McGuire having since divorced. Michael B. McGuire, an unmarried man and Sharon R. McGuire, an unmarried woman.

IDENTIFICATION REFERENCE
05675513

99 MAR 30 PM 2:04
REGISTER
DAVIDSON COUNTY, TN

This is improved (X) property, known as 312 Cherry Street, Madison, Tennessee 37115
unimproved ( )
(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 26th day of March, 19 99

Michael B. McGuire

Sharon R. McGuire

BOOK 11406 PG. 662

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 Michael B. McGuire and Sharon R. 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 26th day of March, 1999.

Commission expires 11-27-99

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, executed 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

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11406 PG. 663

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	PROBATE FEE	PROBATE FEE

056751613

IDENTIFICATION REFERENCE

99 MAR 30 PM 2:04

REGISTER
DAV. CO., TN.

RECEIPTS
FEES
TAX
TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444440