BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $309,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 1999

Notary Public

My Commission Expires: 1/29/2000

Address New Owner As Follows:
James E. Malloy and wife, Judith A. Malloy
and David J. Leonard
3503 Woodmont Lane
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number
Map 116-8-007
7DA 34445

99 MAY -3 AM 10:05

05814427

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, unto **MICHAEL T. MCGUFFIN AND WIFE, SHANNON S. MCGUFFIN,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES E. MALLOY AND WIFE, JUDITH A. MALLOY, a one-half (1/2) undivided interest AND DAVID J. LEONARD, a one-half (1/2) undivided interest, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 and the northerly 20 feet of Lot No. 3 of Block "B" on the Plan of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and part of Lot No. 3 front together 100 feet on the westerly side of Woodmont Lane and run back 182.7 feet on the northerly line and 186.6 feet, more or less, on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Michael T. McGuffin and wife, Shannon S. McGuffin by deed from Steven B. Shankle and wife, Mary Josephine L. Shankle, of record in Book 11413, page 27, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction The legal description is the same as the previous instrument of record

This conveyance is made subject to

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 13, Register's Office for said County

This is improved property known as 3505 Woodmont Lane, Nashville, TN 37215

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of April, 1999.

Michael T. McGuffin

Shannon S. McGuffin

By: Attorney in Fact
Michael T. McGuffin, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL T. MCGUFFIN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of April, 1999.

Notary Public

My Commission Expires: 11/27/99

113661.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHANNAN S. MCGUFFIN,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of April, 1999.

Notary Public

My Commission Expires: 11/27/99

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

BOOK 11457 PG. 560

05814 27

IDENTIFICATION REFERENCE

99 MAY -3 AM 10:05

BILL GARRETT
DAVIDSON COUNTY, TN.

CHGT
309000.00
CO. TX 1143.30
PRFEE 1.00
MUNI 12.00
CFEE 2.00
TOTAL 1158.30
CHECK 1158.30
05/03/99 01 10:09 0001 0197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454892