**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of May, 1999.

Notary Public

My Commission Expires: 11-19-01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher T. Blaes
5019 Ashley Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 161-2.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Maguire and wife, Rosemary Maguire** hereinafter referred to as Grantor, hereby transfers and conveys to **Christopher T. Blaes** hereinafter referred to as Grantee, his 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. 46 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rosemary Collins by Quitclaim Deed from Daryl M. Collins of record in Book 9323, page 432 in the Register's Office for Davidson County, Tennessee. The said Rosemary Collins and Rosemary Maguire are one and the same person. The said Robert Maguire joins in to convey any marital interest he may have in the subject property.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

Taxes for the year 1999, and subsequent years, a lien, not yet due and payable.

This is improved property known as 5019 Ashley Drive, Nashville, Tennessee 37211.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 24th day of May, 1999.

Robert B. Maguire
**Robert Maguire**

Rosemary M. Maguire
**Rosemary Maguire**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Maguire and wife, and Rosemary Maguire, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 1999.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

99 MAY 26 PM 1:27

ALL TAXES HAVE BEEN PAID
DAVIDSON COUNTY, TN.
REGISTER

1023 05/26 0101 03CHECK 486.46

059637

IDENTIFICATION/REFERENCE

# 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 11495 PG. 22

J591637

IDENTIFICATION REFERENCE

99MAY 26 PM 1:21

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 128500.00 |
| CON TX | 475.46 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 486.46 |
| CHECK | 486.46 |

05/26/99 01 13:30 0001 1023

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1465601