BOOK 1163 PAGE 406

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Raymond E. Davis 611 Wedgewood Avenue Nashville, TN 37203	Same as New Owner	Map 105-11 Parcel 237

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES WILBUR MEGUIAR, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RAYMOND E. DAVIS, hereinafter referred to as the "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 part of Lot No. 13 on the plan of Joseph W. Horton's property, as of record in Plat Book 1, page 44, Chancery Court at Nashville, described as follows:

Beginning on the southerly margin of Wedgewood Avenue at the northwest corner of the property conveyed to Mrs. Tony (A.J.) St. Charles by deed from Nellie St. Charles and husband, of record in Book 1236, page 254, Register's Office for said County; thence with said Avenue, westwardly 75 feet; thence southwardly 167.6 feet; thence eastwardly 75 feet to a point 75 feet west of Hicks' corner; thence northwardly 167.6 feet to the beginning.

Being the same property conveyed to Charles Douglass Meguiar, Sr. and wife, Rosa H. Meguiar, by deed from Claude L. Puckett and wife, Dorothy Dale Puckett, of record in Book 2200, page 526, Register's Office for Davidson County, Tennessee. The said Charles Douglass Meguiar, Sr. having predeceased Rosa H. Meguiar and Rosa H. Meguiar having died intestate on June 1, 1996 leaving Louise M. Tucker and James Wilbur Meguiar as her sole and only heirs, the only children born to or adopted by her during her lifetime. And, the said Louise M. Tucker having conveyed her interest in the said property to James Wilbur Meguiar by Quitclaim Deed of record in Book 10793, page 957, Register's Office for Davidson County, Tennessee; ownership and title to the said property is vested in James Wilbur Meguiar, a single man, in fee simple.

The said property is improved property located at 613 Wedgewood Avenue, Nashville, TN 37203.

The property description as hereinabove set forth is the same as that contained in the previous deed of record.

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.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT AN EXAMINATION OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN.

And the GRANTOR does covenant with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for:

1. 1997, 1998 and 1999 real property taxes, which will be paid in full by the GRANTEE, without proration.

2. A mortgage lien in favor of The Money Store, with a approximate balance of $19,931.24, which will be paid in full by the GRANTEE.

And the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTOR"

JAMES WILBUR MEGUIAR

"GRANTEE"

RAYMOND E. DAVIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WILBUR MEGUIAR, a single man, and RAYMOND E. DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of October, 1999.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $23,474.24.

Affiant

Sworn to and subscribed before me, this the 7th day of October, 1999.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

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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

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