This instrument was prepared by B. J. Boyd, Atty., Ashland City, Tenn. 37015

WARRANTY DEED

BOOK 5183 PAGE 713

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Jodey M. McGuire	same	Map 66
(NAME:)	(NAME:)	
Route 2, River Road		Parcel 46
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee, 37209		Field Book No. 8D-16500
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FORTY EIGHT THOUSAND AND NO/100 ($48,000.00)

DOLLARS

cash, paid by Jodey M. McGuire and wife, Frances McGuire, the receipt of which is hereby acknowledged, we, Gordon E. Drake and wife, Irene W. Drake,

AUG 15	CONV	48,000.00			
AUG 15	S'TAX		B*	124.80	
AUG 15	PR'FEE		B*	.50	
AUG 15	W'DEED		B*	6.00	* 131.30

have bargained and sold, and by these presents do transfer and convey unto the said Jodey M. McGuire and wife, Frances McGuire, and their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in the 8th. (formerly the 12th.) Civil District of said County, described according to a copy of a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated January 9, 1963, as follows:

Beginning at a point in the center of River Road, the easterly corner of the property conveyed to Joe R. Towns, by deed from T. L. Lee and wife, as of record in Book 1236, Page 190, Register's Office for said County; thence along what was Towns' easterly line and said line extended, S. 12° 15' W. 646.47 feet to a point; thence S. 72° E. 347.82 feet to a point; thence N. 37° E. 439.56 feet to the center line of Old River Road; thence along the center line of Old River Road, around a slight curve in an approximate direction of N. 42° 30' W., a distance of 417.1 feet to a point of intersection of said Old River Road and present River Road; thence with the center of River Road, N. 60° 50' W. 200 feet to the point of beginning.

Being the same property conveyed to Gordon E. Drake and wife, Irene W. Drake, by deed from Robert Krengel, unmarried, of record in Book 4832, Page 955, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for Right of way of River Road and old River Road lying within boundaries of premises.

B. J. BOYD NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Affiant

Subscribed and sworn to before me this the 12th day of August, 19 77

Notary Public

My commission expires: Jan. 21, 1979.

(Affix Seal)

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E 20230

IDENTIF. REFERENCE

AUG 15 8 46 AM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jodey M. McGuire and wife, Frances McGuire, and their *heirs and assigns, forever.*

And we *do covenant with the said* Jodey M. McGuire and wife, Frances McGuire *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.* except taxes for 1977, which are prorated, the sellers' share paid to the buyer, and payment assumed by the buyer.

And we, Gordon E. Drake and wife, Irene W. Drake, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jodey M. McGuire and wife, Frances McGuire, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 12th. *day of* August, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gordon E Drake

Irene W. Drake

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon E. Drake and wife, Irene W. Drake,

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 12th day of August, 19 77.

B. J. Boyd, Notary Public.

Commission Expires Jan. 21, 1979.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor..., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged ~~self~~ to be of the , the within named bargainor, a corporation, and that ~~he~~ as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~self~~ as.

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.