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mail

ADDRESS OF NEW OWNERS:

DONALD H. MCGUINNESS
and wife VICKI MCGUINNESS
P.O. Box 210633
Nashville, TN 37221

MAP 126, Parcel 117

INSTRUMENT PREPARED BY:

WAYNE B. GLASGOW, JR.
Attorney at Law
403 Church Street
Franklin, TN 37064

SEND TAX STATEMENTS TO:

DONALD H. MCGUINNESS
and wife VICKI MCGUINNESS
P.O. Box 210633
Nashville, TN 37221

MAY 4 11 02 AM '89

30201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration specifically including the expressed assumption by Grantees of that certain First Mortgage indebtedness due and owing Tennessee Teacher's Credit Union, the payment of which is secured by Deed of Trust of record in Book 7384, Page 332 Register's Office of Davidson County, Tennessee, the receipt and sufficiency of all of which is hereby acknowledged, CONNIE SUE DELANEY (formerly Connie Sue Frensley), (as GRANTOR), has this day bargained and sold, and by these presents does hereby transfer and convey unto DONALD H. MCGUINNESS and wife VICKI MCGUINNESS (as GRANTEES), their heirs and assigns, that certain tract or parcel of unimproved property located on Heath Road in Bellevue, Tennessee and as more particularly described on Exhibit A (Legal Description) attached hereto and incorporated herein by reference as a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever.

And GRANTOR does covenant with said GRANTEES that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as reflected

and set out on Exhibit B (Permitted Encumbrances) attached hereto and incorporated herein by reference as part hereof.

And GRANTOR does further covenant and bind herself, her heirs, successors 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 persons whomsoever.

And I, ROBERT DELANEY, husband of CONNIE SUE DELANEY, hereby join in the execution of this Warranty Deed for the specific purpose of conveying to Grantees all of my right, title, and interest in and to said Property as a result of my marital status to Grantor or otherwise.

IN WITNESS WHEREOF, CONNIE SUE DELANEY and husband ROBERT DELANEY have hereunto executed this Warranty Deed as of this 2nd day of May, 1989.

Connie Sue Delaney
CONNIE SUE DELANEY

Robert Delaney
ROBERT DELANEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public in and for the aforementioned State and County, came Connie Sue Delaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that she executed the foregoing Warranty Deed for the purposes contained therein.

WITNESS, my hand and official seal at Franklin, Tennessee on this the 2nd day of May, 1989.

(SEAL)

W. B. Sturgeon, Jr.
Notary Public

My Commission Expires: 3-19-92

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public in and for the aforementioned State and County, came Robert Delaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that he executed the foregoing Warranty Deed for the purposes contained therein.

WITNESS, my hand and official seal at Franklin, Tennessee on this the 2nd day of May, 1989.

(SEAL)

W.B. Langwell Jr.
Notary Public

My Commission Expires: 3-19-92

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,000.00.

Donald R. McGuinness
AFFIANT

Sworn to and subscribed before me
this 2nd day of May, 1989.

W.B. Langwell Jr.
Notary Public

My Commission Expires: 3-19-92

EXHIBIT A

LOT NO. 8B, HEATH TRACTS

LAND in Metropolitan Nashville-Davidson County, Tennessee; described in a survey by Howard George and Associates, Project No. 8910, dated April 11, 1989, as follows:

BEGINNING at a point in the center of the intersection of Heath Road and Deer Ridge Road, formerly Gerry Road;

THENCE with the center of Heath Road along a curve to the right 338.60 feet (Delta = 30°24'20", R = 638.06 feet, T = 173.39 feet, Chord: N 40°16' E, 334.64 feet);

THENCE S 49°10' E, passing an iron pin set at 25.87 feet, a total distance of 1005.04 feet to an iron pin set;

THENCE S 41°16' W, 89.30 feet to a steel fence post found;

THENCE N 62°56' W, passing a steel fence post found at 1005.62 feet, a total distance of 1030.64 feet to the beginning;

CONTAINING 5.00 acres, more or less, according to the survey of said Property by Howard George and Associates;

BEING part of the same property conveyed to Connie Sue Frensley by deed from Andrew H. Gluck and wife, Billie D. Gluck, of record in Book 7384, page 329, R.O.D.C.

LEGAL DESCRIPTION/FRENSLEY TO MCGUINNESS
L83

EXHIBIT B

(PERMITTED ENCUMBRANCES)

1. 1989 real property taxes for Nashville, Davidson County, Tennessee, which are being prorated with Grantor paying her prorated share unto Grantees who will be responsible for payment in full when such become due and payable.

2. That certain First Mortgage indebtedness due and owing Tennessee Teacher's Credit Union, the payment of which is secured by Deed of Trust of record in Book 7384, Page 332, Register's Office of Davidson County, Tennessee.

3. That certain easement of record in Book 2297, page 637, Register's Office of Davidson County, Tennessee.

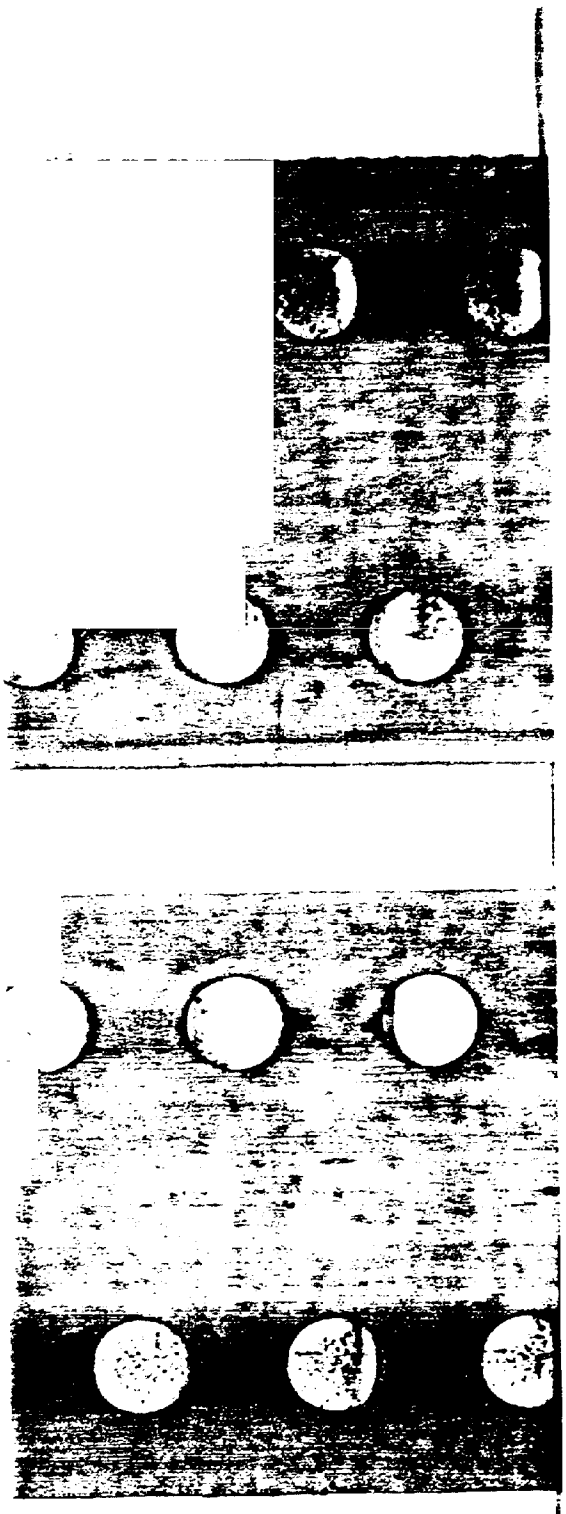
4. Those certain restrictive covenants of record in Book 5379, page 497, Book 5379, page 501, Book 5379, page 509, Book 5393, page 898, and Book 6455, page 575, Register's Office of Davidson County, Tennessee.

5. Applicable zoning ordinances and building regulations.

6. All visible easements lying on or across the Property.

7. All utility easements which appear of record and may affect the Property.

073 95/01 2101 03CHEUK 131.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 35000.00
CON TX 115.50
PRFEE 0.50
WDEED 15.00
TOTAL 131.00
CHECK 131.00

05/04/89 01 11:03 0001 2943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30261

IDENTIFICATION

MAY 4 11 02 AM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 206414