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BOOK 22

FORM NO. WD-1

BEING RE-RECORDED FOR THE PURPOSE OF KNOWLEDGMENT OF RODNEY McGUIRE

RE-RECORD BOOK 7963 PAGE 295

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES: 11-12-87

(AFFIX SEAL)

DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS:
Wendell Ethridge, Trustee	No Mortgagee	76-0-34
(NAME)	(NAME)	
1407 Lebanon Road	Same	04D01080
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Trina McGuire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendell Ethridge, Trustee, with full power to sale or dispose of same without joinder of any beneficiaries

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the Fourth Civil District of Davidson County, Tennessee, and being described according to a survey made by Watkins and Murray, Surveyors, dated October 15, 1948, as follows:

BEGINNING at a point in the corner of Old Lebanon Dirt Road, at the northeast corner of a cemetary tract; thence North 74° West 150 feet to a point; thence North 46° 30' West 1,435 feet to a two-inch Cedar Pointer; thence South 4° 30' West 1,320 feet to a point in the northerly margin of a lane; thence with said Lane, South 86° 30' East 992 feet to a point in the center of said Old Lebanon Dirt Road; thence with the center of said road, North 36° 6' East 277.2 feet to a point; and North 45° 21' East 18 feet to the beginning, containing 23 acres, more or less, exclusive of the family graveyard containing one-half of an acre.

Including but excluding is land in the 4th Civil District of Davidson County, being Section One of the Opal Brent property, as described according to a survey by Robert Lee Speers, Surveyor, dated 1-4-82, and recorded in Plat Book 5800, page 30, as conveyed to Janice Sircy, Unmarried, by deed from Mrs. Opal Brent and husband, W.T. Brent, as of record in Book 5856, page 573, said Register's Office.

BEING the same property conveyed to Trina McQuire by Quitclaim Deed from William R. Murray and wife, Jerrie L. Murray, of record in Book 6807, page 510, Register's Office for said County. Also being the same property conveyed to William R. Murray and wife, Jerrie L. Murray, by deed from Mrs. Opal Brent and husband, W.T. Brent, of record in Book 5875, page 230, Register's Office for said County.

Rodney McGuire, husband of Trina McGuire, joins in this conveyance for the purpose of conveying any interest he may have in subject property by reason of his marital rights.

This instrument is executed on behalf of Trina McQuire by Rodney McQuire as her Attorney-in-Fact pursuant to Power of Attorney being placed of record with this instrument.

unimproved (X)
This is improved ( ) property, know as _____ (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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. 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 our hand s this 16th day of April, 19 87

Trina L. McGuire
Trina McGuire
By Attorney-in-Fact, Rodney McGuire

Rodney McGuire

RE-RECORD BOOK 7963 PAGE 296

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of April 1987.

Commission expires 11-2-89

* or proved to me on the basis of satisfactory evidence.

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such.

6858 10/19 0101 03CHECK 6.00

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

My commission expires

* or proved to be on the basis of satisfactory evidence.

Notary Public

RE-RECORD

WARRANTY DEED

FROM
Trina McGuire

TO
Wendell Ethridge, Trustee

IDENTIFICATION REFERENCE

APR 23 8 38 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OCT 19 9 00 AM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

1st

mail to John Green

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney McGuire, 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 on behalf of Trina McGuire, as her Attorney-in-Fact as the free act and deed of the within named Trina McGuire.

Witness my hand and seal at Nashville, Tennessee, this 16th day of April, 1987.

My Commission Expires:

11-2-89

I. DYKE TATUM NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public