This Instrument Prepared By: Jerry C. Shelton, Attorney
611 Commerce Street, Suite 2704, Nashville, TN 37203

BOOK 7966 PAGE 558

# WARRANTY DEED (Reserving Conditional Life Estate)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| G.F. McGuire, T.D. McGuire, (NAME) | W.R. Wilkerson, ET UX (NAME) | Map 96-9 |
| & H.L. McGuire: c/o 916 Sandburg (STREET ADDRESS OR ROUTE NUMBER) | 402 Lorna Drive (STREET ADDRESS) | Parcel 40 |
| Court, Nashville, TN 37214 (CITY) (P. O. ZONE) (STATE) | Nashville, TN 37214 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* One and 00/100 Dollars ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, ~~XRHHX~~

We, W.R. Wilkerson and wife, Naomi Ford Wilkerson ("Sellers"),

*have this day bargained and sold, and do hereby transfer and convey unto the said* Gary F. McGuire, Travis D. McGuire, and Harry L. McGuire ("Purchasers"), as Tenants in Common, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

SEE EXHIBIT A, ATTACHED

76150

IDENTIF. TREFERENCE

Oct 24 10 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

3256 10/24 0101 03CHECK 72.37

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,900.00

Subscribed and sworn to before me, this the 21st day of October, 1989

Affiant

My Commission Expires 5/13/90 (Affix Seal)

Notary Public

This is unimproved (X) property, known as 402 Lorna Drive, Nashville, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Gary F. McGuire, Travis D. McGuire, and Harry L. McGuire, their *(successors), heirs and assigns forever.* we covenant that we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gary F. McGuire, Travis D. McGuire, and Harry L. McGuire, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand S this* 21st *day of* October, 1989, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W.R. Wilkerson

Naomi Ford McGuire Wilkerson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Jennifer G. McGuire, *a Notary Public in and for said County and State,* W.R. Wilkerson, et ux and Gary F. McGuire, et al

*the within named 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* Nashville, *Tennessee, this* 21st *day of* October, *19*89.

Jennifer G. McGuire *Notary Public*

*Commission expires* 5/13/90

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*.....

**WARRANTY DEED**

FROM

W.R. Wilkerson, et ux.

TO

Gary F. McGuire, et al.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

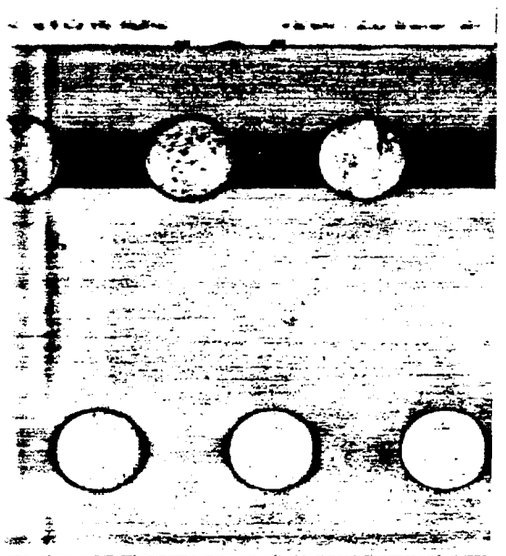
Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Woodberry Park, of record in Book 2133, page 117, Register's Office for Davidson County, Tennessee, plus an adjoining tract on the southeast corner of said lot.

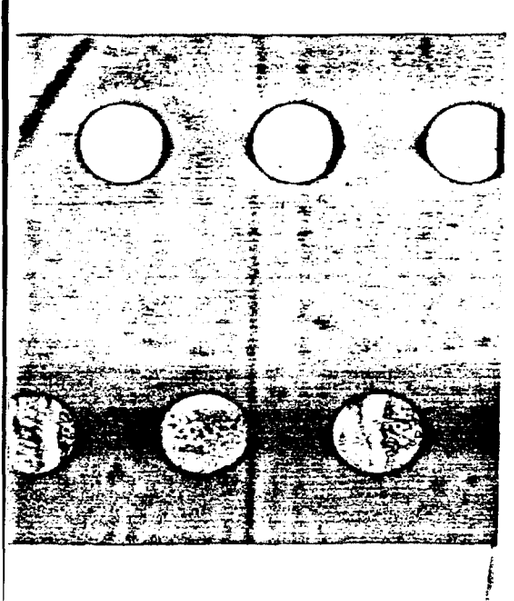
Beginning at a point in the southerly margin of Lorna Drive and being the common corner of Lot Nos. 152 and 153, and extending southwardly 208.5 feet to a point; thence eastwardly 100.0 feet to a concrete monument, being the southeast corner of Lot No. 152; thence north 60 20' east, 22 feet more or less, to a point; thence north 84 30' east, 63 feet more or less, to a point; thence north 30 50' west, 125.5 feet more or less, to a point; thence south 59 10' west, 60.7 feet more or less, to a point in the easterly margin of Lot No. 152; thence northwardly 115.9 feet to a point in the southerly margin of Lorna Drive, being the common corner of Lots Nos. 151 and 152; thence westwardly 94.1 feet along the southerly margin of Lorna Drive to the point of beginning.

Being the same property conveyed to W.R. Wilkerson and Naomi Ford McGuire by deed from Chester H. Beaty, Jr. and wife, Sandra Lee Beaty, of record in Book 4738, Page 790, Register's Office for Davidson County, Tennessee, as diminished by the subsequent conveyance of a portion of said property to Alvin Edward Young and wife, Connie F. Young, by deed from W.R. Wilkerson and wife, Naomi Ford McGuire Wilkerson, of record in Book 4799, Page 929, Register's Office for said county.

And further being the same property conveyed to W.R. Wilkerson and wife, Naomi Ford Wilkerson, by deed from W.R. Wilkerson and Naomi Ford McGuire (Wilkerson), of record in Book 5170, Page 362, Register's Office for said county; this being the last conveyance of record.

W.R. Wilkerson and wife, Naomi Ford Wilkerson, expressly retain a conditional life estate in said property with use and occupancy, as tenants by the entirety as long as both shall live, and with the survivor retaining a conditional life estate as long as he or she may live. Said conditional life estate shall terminate upon the death(s) of the Sellers or surviving Seller, or in the event the Sellers or surviving Seller voluntarily or involuntarily cease(s) to occupy the property as the principal residence. Upon any such occurrence, the property shall become immediately vested in the Purchasers in fee simple.





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

RECEIVED OF _____

FOR _____

BOOK 7966 PAGE 561

| | | |
|---|---|---|
| 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 | 18900.00 |
| CON TX | 62.37 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 72.37 |
| CHECK | 72.37 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 19 0001 8256

7.61 S O

IDENTIF. REFERENCE

Oct 24 10 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260385