NAME AND ADDRESS OF NEW OWNER:

Wendell & Stephanie McGuirk
905 Vanleer Dr.
Nashville, TN 37220

SEND TAX BILLS TO:

A.E.D.C. FEDERAL CREDIT UNION
P.O. BOX 1210
TULLAHOMA, TN 37388

132-13
PAR-75

This instrument prepared by
Murfree, Cope & Moore, Attorneys
Murfreesboro, Tennessee
from information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 8122 PAGE 220

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, HAROLD H. WATROUS and wife, TOMMIE S. WATROUS, by and through our lawful Attorney-in-Fact, have this day bargained and sold and do hereby transfer and convey unto WENDELL McGUIRK and wife, STEPHANIE McGUIRK, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 76 on the Map known as OAKHILL VALLEY SUBDIVISION, of record in Book 1835, page 15, Register's Office for Davidson County, Tennessee, and described according to a preliminary survey made by S.E. Davis, Surveyor, March 22, 1950, as follows:
>
> BEGINNING at a point in the South margin of Van Leer Drive at the corner of Lots Nos. 75 and 76; thence with the line between said Lots, southerly to a point at the corner of Lots Nos. 59 and 60; thence with the line between Lots Nos. 59 and 76; easterly 140 feet, to the corner of Lot No. 77; thence with the line between Lots Nos. 77 and 76, northerly to a point in the South margin of Van Leer Drive; thence with the margin of said Drive, westerly 150 feet, to the beginning.
>
> BEING the same property conveyed to Harold H. Watrous and wife, Tommie S. Watrous, by deed of record in Book 1855, page 217, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said WENDELL McGUIRK and wife, STEPHANIE McGUIRK, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same; and that the same is unencumbered except the 1990 property taxes which have been prorated between the parties and the grantors having paid their pro-rata share unto the grantees, the grantees assume and agree to pay the same when due.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the grantors to the grantees upon delivery of this deed.

WITNESS OUR HANDS on this the 25 day of May, 1990.

Harold H. Watrous
HAROLD H. WATROUS

By: James H. Watrous POA
Jim Watrous, Attorney-in-Fact

Tommie S. Watrous
TOMMIE S. WATROUS

By: James H. Watrous POA
Jim Watrous, Attorney-in-Fact

BOOK 8122 PAGE 221

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, JIM WATROUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained; and the said JIM WATROUS, to me known to be the person who executed the foregoing instrument on behalf of HAROLD H. WATROUS and TOMMIE S. WATROUS, acknowledged that he executed the same as the free act and deed of said HAROLD H. WATROUS and TOMMIE S. WATROUS, and for the purposes therein contained by virtue of Powers of Attorney executed by the said HAROLD H. WATROUS and TOMMIE S. WATROUS, and appearing of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND and official seal this 25 day of May, 1990.

My commission expires:
04 May 91

Barbara Sims
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $146000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles McGee
AFFIANT

Sworn to and subscribed before me,
this 25 day of May, 1990.

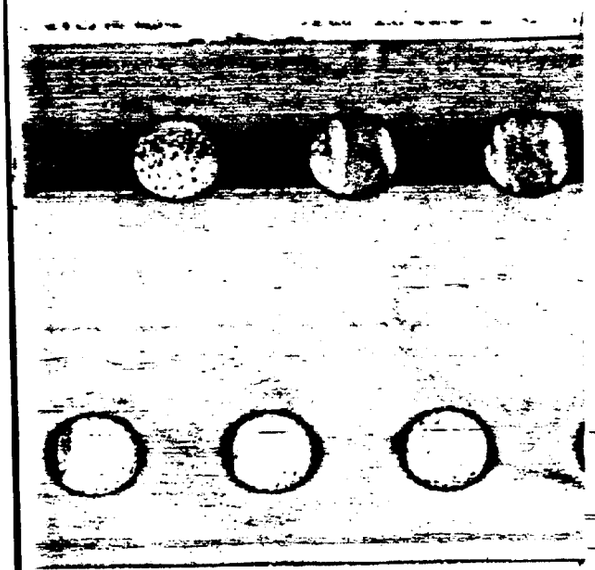
Barbara Sims
NOTARY PUBLIC
My commission expires: 04 May 91

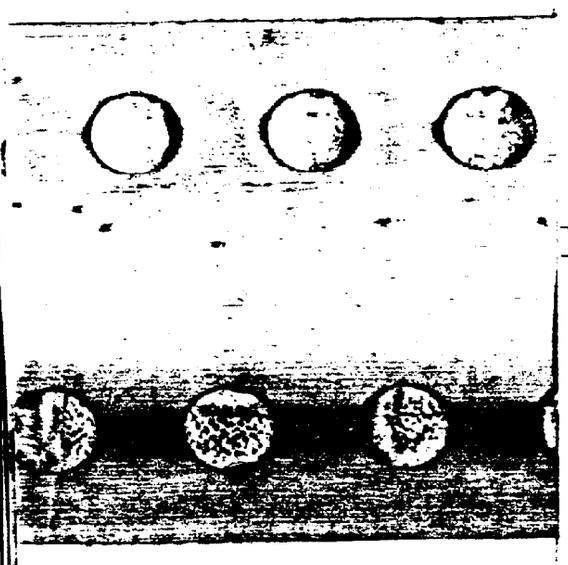
MAIL ENV.

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
JUN 4 11 10 AM '90

IDENTIF. REFERENCE

3U664





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

RECEIVED OF _____

FOR _____ BOOK 8122 PAGE 222

| | | |
|---|---|---|
| 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 | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 146000.00 |
| | | | CON TX | 481.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 488.80 |
| | | | CHECK | 488.80 |
| 06/04/90 | 01 | | 11:09 0001 | 6627 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30664

IDENTIF. REFERENCE

JUN 4 11 10 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324326