THIS INSTRUMENT PREPARED BY: JOHN WM. MARTIN, Attorney at Law, 107 W. Market St., P.O. Box 81, Lebanon, TN 37088-0081

SEND TAX BILLS TO:	NEW OWNER(S):
Mr. and Mrs. Edward W. McGuire	same
5526 New Hope Road	
Hermitage, TN 37076	
MORTGAGEE:	C.D. NO. 2
Mr. Ray Thomas Eakes	MAP NO. 110-00°029
1692 Stewarts Ferry Pike	PARCEL NO. 20
Donelson, TN 37214	GROUP NO.
	IMPROVED PROPERTY

DEC 14 12 12 AM '90 FELIX Z. "LOBB" DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

79489

WARRANTY DEED

9229 12 14 0.00 MTGE 175.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **RAY THOMAS EAKES**, a widower, have this day bargained and sold, and by these presents do hereby transfer and convey unto **EDWARD W. MCGUIRE** and wife, **MARLYN D. MCGUIRE**, as tenants by the entirety, their heirs and assigns, a remainder interest in the following tract or parcel of land, specifically reserving a life estate for and during my natural life. The said property is situated and lying in the 2nd Civil District of Davidson County, Tennessee, the same being more particularly described as follows:

> Improved property lying in the 2nd Civil District of Davidson County, Tennessee, as shown on an unrecorded plat of John D. McCormick of the Elizabeth M. C. Eakes Property, dated May 22, 1990, and further described as follows:
>
> Beginning at a point marked by an iron pin on the southerly side of Stewarts Ferry Pike, said point being found a distance of 268.70 feet west of the east line of the said Elizabeth M. C. Eakes property, being the northwesterly corner of property of James R. Smith and Gaylon J. Smith; thence running with the southerly margin of said Pike on a line N. 58 degrees 16' 28" W., a distance of 271.38 feet to a point marked by an iron pin; thence running on a line S. 32 degrees 29' 00" W., a distance of 803.0 feet to a point marked by an iron pin; thence running on a line S. 58 degrees 16' 28" E.,

a distance of 271.38 feet to a point marked by an iron pin; thence running on a line N. 32 degrees 29' 00" E., a distance of 803.0 feet to the point of beginning; said property contains 5.002 acres more or less.

This is a part of the property described in a deed of Benjamin Ray Castleman and wife, Bertie Castleman, Goldie C. McCullough and husband, H. H. McCullough, and R. E. Castleman and wife, Cora Lee Castleman, to Elizabeth Mae Castleman Eakes, dated July 12, 1956, of record in Deed Book 2547, Page 279, Register's Office for Davidson County, Tennessee. The said Elizabeth Mae Castleman Eakes died intestate in August 1989 without issue surviving, and Ray Thomas Eakes is the surviving spouse.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said **EDWARD W. MCGUIRE** and wife, **MARLYN D. MCGUIRE**, their heirs and assigns, in fee simple forever.

I COVENANT with the said grantees that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the property is free, clear, and unencumbered; and I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The real property taxes for the year 1990 shall be paid by the grantor. The real property taxes for all succeeding years shall be paid by the grantees herein.

Possession will be given at death of grantor.

Witness my hand this 11th day of November, 1990.

Ray Thomas Eakes
RAY THOMAS EAKES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within-named bargainor, **RAY THOMAS EAKES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of November, 1990.

Jennifer L. Brown
NOTARY PUBLIC

My Commission Expires: March 3, 1992

STATE OF TENNESSEE

COUNTY OF Davidson BOOK 8257 PAGE 258

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Roy Thomas Eakes
Affiant

Subscribed and sworn to before me this the 11 day of November, 1990.

Jennifer S. Henry
NOTARY PUBLIC

My Commission Expires: March 3, 1992

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8257 PAGE 259

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 50000.00
CON TX 165.00
PRFEE 1.00
WDEED 9.00
TOTAL 175.00
CHECK 175.00

12/14/90 01 10:12 0001 9229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79489

IDENTIF. REFERENCE

DEC 14 10 13 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 381654