NEW OWNER(S):

Johnny C. and Sue Turner McGuire
122 Neese Drive
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

(name of person or agency)

(address of above party)

Map 119 Group 15 Parcel 143

TAX ASSESSOR

STATE OF TENNESSEE
COUNTY OF DeKALB
I, or we, hereby swear or affirm the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale.

Affiant
Sworn to and subscribed before me this the_____day day of_____, 1996.

NOTARY PUBLIC or
REGISTER OF DEEDS
My comm. expires:_____

P .10019 693

JOHNNY C. McGUIRE

TO DEED (ESTATE BY ENTIRETY)

JOHNNY C. McGUIRE ET UX.

This document prepared upon information given by the parties by:
Sue N. Puckett-Jernigan
Attorney-at-Law
312 West Broad Street
Smithville, TN 37166

WHEREAS, the undersigned derived title to the hereinafter described lands by deed of record in Book No. 4603, page 691, Register's Office, Davidson County, Tennessee; and,

WHEREAS, the undersigned desires, and it is his intention, by the execution of this conveyance, to create an estate by the entirety in himself and his wife in said lands, pursuant to the provisions of Section 66-1-109, Tennessee Code Annotated.

NOW, THEREFORE, I, **JOHNNY C. McGUIRE**, have this day bargained and sold, and do hereby transfer and convey, unto **JOHNNY C. McGUIRE** and his wife, **SUE TURNER McGUIRE**, as tenants by the entirety, the aforesaid lands, which lands are situated in Davidson County, Tennessee, described, as follows:

> Being Lot No. 20 on t he Map of Neese Heights as of record in Book 1424, page 114, Register's Office, Davidson County, Tennessee. Said Lot No. 20 fronts 100 feet on the northerly side of Neese Drive and extends back 175.39 feet on the easterly line and 175.55 feet on the westerly line to a dead line measuring 100 feet thereon.
>
> Being the same lands described in conveyance from Fred J. Lewis to Johnny C. McGuire under date of May 23, 1972, of record

in Book No. 4603, page 691, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said **JOHNNY C. McGUIRE** and his wife, **SUE TURNER McGUIRE**, as tenants by the entirety, their heirs and assigns, forever.

Grantor covenants with the grantees herein that he is lawfully seized and possessed of said lands in fee simple; that he has a good and lawful right to convey same; that same are unencumbered; and he does warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor hereunto affixes his signature on the 17th day of April, 1996.

BK/PG 10019/694

Johnny C. McGuire
JOHNNY C. McGUIRE
GRANTOR

STATE OF TENNESSEE
COUNTY OF DeKALB

Personally appeared before me, a Notary Public in and for the aforesaid state and county, **JOHNNY C. McGUIRE**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Smithville, Tennessee, on this the 17th day of April, 1996.

Sue M. Tuckett
NOTARY PUBLIC

SUE M. TUCKETT NOTARY PUBLIC DEKALB COUNTY TENNESSEE

My comm. expires: 08/30/99

9172636

PICK-UP