OWNER:
JEFF EVANS
8311 Lyree Lane
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
109 Castle Heights Avenue North
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
FT Mortgage Companies d/b/a
First Tennessee Mortgage Company, Inc.
P. O. Box 146
Memphis, TN 38101

BOOK 10310 PG 953

Map 75-10 Parcel 7
Tax #4D 04125

D E E D

FOR AND IN CONSIDERATION of the sum of Eighty-Seven Thousand Dollars ($87,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **GARY D. McGUIRE and wife, VALERIE K. McGUIRE,** have this day bargained and sold and by these presents do hereby transfer and convey unto **JEFF EVANS and wife, KELLEY EVANS,** as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 28 on the plan of Hermitage Estates as of record in Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to GARY D. McGUIRE and wife, VALERIE K. McGUIRE by deed from E. W. Wilkerson, dated October 9, 1992, and of record in Book 8755, page 462, Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **JEFF EVANS** and wife, **KELLEY EVANS,** their heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

BOOK 10310 PG 954

This conveyance is made subject to any and all visible easements or rights-of-way, any and all matters shown on the plat of record at Book 3300, Pages 70-71, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION to be given on or before three (3) days from date of deed.

Property taxes for the year 1996 shall be prorated as of the date of this deed.

WITNESS OUR SIGNATURES hereto this 30th day of December, 1996.

GARY D. McGUIRE

VALERIE K. McGUIRE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, GARY D. McGUIRE and wife, VALERIE K. McGUIRE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of December, 1996.

Notary Public

NOTARY PUBLIC AT LAW WILSON CO. TN.

My commission expires: 12/12/99

02616 14
IDENTIF. ↑ REFERENCE

97 JAN -6 AM 9:22
DAVIDSON COUNTY, TN.

****

The actual consideration or value, whichever is greater, for this transfer is $ 82,000.00 .

X Jeff D. Evans
Affiant

Sworn to and subscribed to before me, this the 30th day of December, 1996.

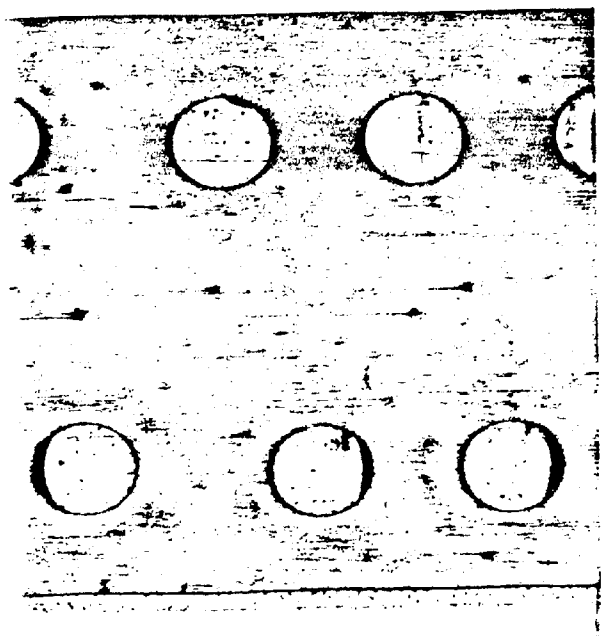
Notary Public

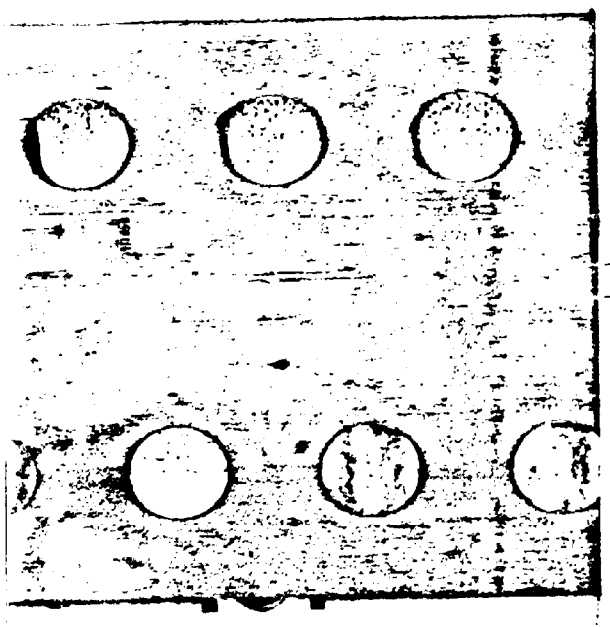
My commission expires: 12/12/99

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

BOOK 10310 PG 955

2139 01/06 0101 03CHECK 334.90





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10310 PG 956

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	87000.00
			CON TX	321.90
			PRFEE	1.00
			WDEED	12.00
			TOTAL	334.90
			CHECK	334.90

01/06/97 01 09:21 0001 2139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261614
IDENTIF. ← REFERENCE

97 JAN -6 AM 9:22

REGISTER
DAVIDSON COUNTY, TN.

No. 1104682