1.LO

STATE OF TENNESSEE
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
99 MAY 21 PM 12:53

RECEIVED FOR REFERENCE

U5899882

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **May, 1999** between GEORGE RICKY McGUIRE, UNMARRIED, hereinafter called GRANTOR, and THOMAS E. STEWART, TRUSTEE WITH FULL POWER, TO BARGAIN, SELL, TRANSFER, MORTGAGE OR OTHERWISE CONVEY WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, GEORGE RICKY McGUIRE, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto THOMAS E. STEWART, TRUSTEE WITH FULL POWER, TO BARGAIN, SELL, TRANSFER, MORTGAGE OR OTHERWISE CONVEY WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, ALL OF MY INTEREST IN AND TO certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 329 GALLATIN ROAD SOUTH, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds THEMSELVES, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY:
GEORGE RICKY McGUIRE
Signature of Seller

1.. 05/21 0101 CHECK 27.00

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GEORGE RICKY McGUIRE, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of May, 1999.

Notary Public

My Commission Expires: 5/28/2002

Name and Address of Property Owner:

THOMAS E. STEWART, TRUSTEE WITH FULL POWER

333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Property Address:

329 GALLATIN ROAD SOUTH
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 42-16, PARCEL 210

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$60,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **May, 1999.**

Notary Public

My Commission Expires: 5/28/2002

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 1 on the Plan of the Commercial Subdivision at Madison, Tennessee, as of record in Book 974, page 70, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 75 feet on the easterly side of Gallatin Road and runs back 125 feet to a dead end, measuring 70.7 feet thereon.

BEING the same property conveyed to GEORGE RICKY McGUIRE, UNMARRIED, by Quitclaim Deed from Carolyn Waddey, Trustee, WITH FULL POWER SELL, TRANSFER, MANAGE OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, and recorded immediately prior hereto in the Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 42-16, PARCEL 210).

2. All matters as set forth on the Plan of record in Plat Book 974, page 70, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11489 PG. 139

0589882

IDENTIFICATION REFERENCE

93 MAY 21 PM 12:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

TAX	60000.00
CON TX	220.00
PRFEE	1.00
MISC	15.00
CFEE	2.00
TOTAL	237.00
CHECK	237.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463763