Instr:200002280019389 Page: 1 OF 2
REC'D FOR REC 02/28/2000 4:09:32PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $274.54

Realty 4E1

Prepared by:
Lassiter, Tidwell & Hollebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $74,200.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2000.

Notary Public
My commission expires:

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Elizabeth D. Thomas<br>1804 Stewart Place<br>Nashville TN 37203 | GMAC Mortgage Corporation<br>6 Cadillac Dr.<br>Brentwood, TN 37027 | 105-11-79 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John C. McGuire, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth D. Thomas, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Hamilton's Subdivision of Lot 15 and Resubdivision of parts of Lots 11, 12, and 13 of the Horton Property, of record in Book 974, Page 91, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the east side of Stewart Place and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John C. McGuire, Fannie Mai McGuire, Hattie McGuire and Jessie McGuire, and to the survivor of them (a Survivorship Estate), by deed from Thomas C. Valentine and wife, Patricia M. Valentine of record in Book 4269, Page 532, Register's Office for Davidson County, Tennessee. Fannie Mai McGuire, Hattie McGuire and Jessie McGuire having since died, leaving John C. McGuire as survivor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject property is not the marital residence of the grantor herein.

This property is improved property known as 1804 Stewart Place, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25th day of February, 2000.

John C. McGuire

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John C. McGuire, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 25th day of February, 2000.

Notary Public

My Commission expires

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
November 29, 2003