WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/21/00 14:44 2pgs
Fees:11.00 Taxes:484.70
20001221-0125317

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. Lyle	Guaranty Trust Company	Map 110
(NAME) 5534 South New Hope Road	(NAME) 640 Broadmor Boulevard	Group 00-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro Tennessee 37129	Parcel 3.01
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronald Eugene Eakes, Marlyn Diane Eakes McGuire and husband Ed Wayne McGuire and Herman Houston Eakes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAN R. LYLE AND SUSAN R. RABASCA, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 4th, formerly the 16th, Civil District of Davidson County, Tennessee, described partly according to a survey made by Lewis D. Justice, Surveyor, November 28, 1947, as follows:

Beginning in the center of New Hope Road at a point, north 5 deg. 35' east 177 feet 3 inches from the northeast corner of the property conveyed to P.M. Castleman and wife by deed from Mrs. Ola Hurt Phillips, of record in Book 1535, page 395, Register's Office for said County; thence westerly 358 feet 6 inches to a point in the eastern boundary line of the property conveyed to William H. Highers and wife by deed from Mrs. Ola Hurt Phillips, of record in book 1554, page 473, Register's Office for said County, thence with said Highers' eastern boundary line, north 5 deg. East 208 feet 5 inches; thence easterly 366 feet to the center of New Hope Road;
Continued on next page.

Being the same property conveyed to Horace Alexander Eakes and wife, Gladys Martin Eakes. The said Horace Alexander Eakes having since died leaving Gladys Martin Eakes as surviving tenant by the entirety. The said Gladys Martin Eakes having since since died, the Grantors herein are the devisees under the Last Will and Testament of Gladys Martin Eakes of record in Will Book 230, page 567, Register's Office of Davidson County, Tennessee.

Ed Wayne McGuire joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5534 South New Hope Road, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 7th day of December, 2000.

Herman Houston Eakes

Ronald Eugene Eakes

Ed Wayne McGuire

Marlyn Diane Eakes-McGuire

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ronald Eugene Eakes, Marlyn Diane Eakes McGuire and husband Ed Wayne McGuire and Herman Houston Eakes the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of December 2000

My Commission Expire: 3/23/02

Notary

TRACEY TRUMMEL NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

File Number200011192

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Continuation of Legal

thence with the center of the same, south 5 deg. West 178 feet to the beginning. Said property was inherited by Ola Hurt Phillips from B.F. Hurt, deceased.

Included in the above described property but expressly excluded there from is a ten (10) foot right of way leading from a wall, on the property conveyed to Edward Wayne McGuire and wife, Marlyn Dianne McGuire by deed from Ola Hurt Phillips of record in Book _____, Page _____ in the Register's Office of Davidson County, Tennessee, to Ola Hurt Phillips' house. Said ten(10) foot right of way is for egress and ingress and for a water line leading from the wall to the sellers house.