original

FORM NO. WD-1

PICK-UP

Davidson County DEEDWARR
Recvd: 05/30/01 11:23 2pgs
Fees:11.00 Taxes:231.62

20010530-0055777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,600.

Oneda Deal
Affiant Oneda Deal

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May, 2001

H. Houston Hagar
Notary Public H. Houston Hagar

MY COMMISSION EXPIRES: 10-25-2003
(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
H. Houston Hagar, Atty. , 4021Timberview Ln.,Hermitage, Tn. 37076.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny DeGuira	SAME AS NEW OWNER.	Map 096-06-0
(NAME)	(NAME)	Par. 031.00
123A Donelson Pk.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	03DZ 56920
Nashville, Tn. 37214.		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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~~ I, Oneda Deal, Executrix of eastate of George Wilson Kirkland, (Deceased on 9-28-00)

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY DeGUIRA, a single person,

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:

Being in the 3rd Civil District of said County and State, being lot No.12 on the Plan of E. B. Graves Lands, as of record in Plan Book 2, page 90, of the Chancery Court at Nashville, said County and State, described as follows:

Beginning at a point on the southerly margin of the Tennessee Central right-of-way line south 3° west 105 feet from the southwest corner of a 15 foot right-of-way extending from the southerly margin of Lebanon Road to the northerly margin of the Tennesstee Central right-of-way, as set out in Minute Book 73, page 74, in the cause of George S. Jones, et al, vs. C. A. McClendon, et al, Rule No. 23136,Chancery Court at Nashville; thence south 3° west 215 feet; thence south 87° east 414 feet; thence north 55° east 41 feet; thence north 3 3/4° east to the southerly margin of Tennessee Central right-of-way; thence with the southerly margin of same northwesterly to the beginning.

Being the same property conveyed to G. W. Kirkland(deceased on 9-28-00) and wife, Nancy Harville Kirkland (deceased on 1-11-89)by deed from Harry Douglas Winters and wife, Willie Bell Winters dated December 26, 1957, of record in Book 2708, page 519, noted in Book 89, page 421, Register's Office of Nashville (Davidson County), Tennessee.

Above transfer being made in accordance with contract by and between the Grantor and Grantee dated November 25, 1996.

Taxes for the entire year 2001 are assumed and to be paid by the Grantee, Danny DeGuira.

unimproved ( )
This is improved (X) property, known as 123A Donelson Pike, Nashville, Tn. 37214.
(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 hand this 7 day of May, ~~19~~ 2001

Oneda Deal
ONEDA DEAL, Executrix of the estate of
George Wilson Kirkland,(deceased 9-28-00)
Docket 01P159, Probate Court at Nashville,Tn.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. HOUSTON HAGAR, a Notary Public in and for said County and State, the within named ONEDA DEAL, Executrix of estate of GEORGE WILSON KIRKLAND,(Dec'd on 9-28-00)

the 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 and official seal at Nashville, Tennessee, this 8th day of May, 2001.

H. Houston Hagar
Notary Public

Commission Expires 10-25-2003

H. Houston Hagar
4021 Timberview Lane
Hermitage, Tn. 37076.615-883-5292

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

ONEDA DEAL, Executrix of estate of George Wilson Kirkland, (Deceased on 9-28-00)

TO

DANNY DeGUIRA, single person, 123A Donelson Pk., Nashville, Tn. 37214.

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101