Davidson County DEEDWARR
Recvd: 07/02/01 09:49 3pgs
Fees:18.00 Taxes:2793.50
20010702-0069579

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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $755,000.00. **Affiant** Subscribed and sworn to before me, this 30th day of June, 2001. Notary Public My Commission Expires: 12/5/2002

Address New Owner As Follows:
Philip M. McGuire and wife,
Terrell W. McGuire
3 Carriage Hill
Nashville, TN 37205

Send Tax Bills To:
Union Planters Bank
P.O. Box 2282
Memphis, TN 38101

Map-Parcel Number:

116-14-004
BM 06985

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW J. HEATH AND WIFE, EVA LACKNER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **PHILIP M. MCGUIRE AND WIFE, TERRELL W. MCGUIRE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map showing subdivision of Lot Nos. 4, 5 and 25, Bransford's Subdivision of Part of a 40 acre tract and Lot Nos. 27 and 28, Deer Park Subdivision, of record in Book 421, page 134, Register's Office for Davidson County, Tennessee, and the westerly part of Lot No. 6 on the Map of Bransford's Subdivision of part of a 40 acre tract and said Lot Nos. 27 and 28, Deer Park, of record in Book 421, page 67, Register's Office for said County, described together according to a survey made January 16, 1926 by John Wilkes, Civil Engineer, as follows:

Beginning on the southerly margin of a private drive or Bellevue Drive, North, at the corner of Lot Nos. 1 and 2 on said Plan in Book 421, page 134, said Register's Office, being the northeast corner of the Bernal Lot; thence with the line between said Lot Nos. 1 and 2, South 8.5 deg.

West 221 feet to the north line of Lot No. 3 with said plan; thence with said line South 61.5 deg. East 100 feet to the southeast corner of Lot No. 6 in Bransford's Subdivision, which is of record in Book 421, page 67, said Register's Office and running thence with a line between Lot Nos. 6 and 7 on said plan, South 61.5 deg. East 35.2 feet; thence northwardly 224.6 feet to the southerly margin of Bellevue Drive, North 37 feet easterly from the corner of Lot Nos. 2 and 6 above referred to; thence with the southerly margin of said Drive westwardly 135 feet to the beginning.

Being the same property conveyed to Andrew J. Heath and wife, Eva Lackner by deed from Doodle, L.L.C., a Tennessee limited liability company, of record in Book 10935, page 611, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 Metro taxes and City of Belle Meade taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Sanitary sewer easement of record in Book 5787, page 37, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 421, page 67 and Book 421, page 134, Register's Office for said County.

This is improved property known as 3 Carriage Hill, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of June, 2001.

Andrew J. Heath
Andrew J. Heath

By: Attorney-in-fact
Eva Lackner, Attorney-in-fact

Eva Lackner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVA LACKNER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of June, 2001.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVA LACKNER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of June, 2001.

Notary Public

My Commission Expires: 10/25/2003