THIS INSTRUMENT IS BEING RE-RECORDED TO ADD THE DERIVATION CLAUSE THAT WAS OMITTED AT THE FIRST RECORDING

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 02/28/02 10:23 2pgs
Fees:12.00 Taxes:0.00

20020228-0025445

Davidson County DEEDWARR
Recvd: 02/19/02 10:04 2pgs
Fees:13.00 Taxes:518.00

[redacted]

20020219-0020747

RE-RECORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ ~~140,000.00~~

Pamela J. Guthrie
Affiant

Subscribed and sworn to before me, this 15th day of February, 2002

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires: 10-12-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PAMELA J. GUTHRIE 1105 McAlpine Avenue Nashville, Tennessee 37216	STATE EMPLOYEES CREDIT UNION P.O. Drawer 25279 Raleigh, North Carolina 27611	MAP 61-11 PARCEL 267

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THOUSAND AND NO/100---------- ($ 140,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, GEORGE RICKY McGUIRE, unmarried

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PAMELA J. GUTHRIE AND LISA L. LACHENMYER, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship 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 part of Lot B on the Map of Kennedy & Graves Plan of Monte Vista of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, and more particularly described in a survey by T.R. Sanford, on May 28, 1954, as follows:

BEGINNING at an iron pin in the northerly margin of McAlpine Avenue at the southeasterly corner of the property conveyed to R.O. Ray and wife by deed from Earl B. Bates and William L. Bates of record in Book 2083, page 262, said Register's Office; said iron pin being 168.3 feet, more or less, from the easterly margin of Gallatin Pike; thence N 25 deg. 22 min. East 150.0 feet to an iron pin; thence S 67 deg. 30 min. East 113.5 feet to an iron pin; thence S 27 deg. 5 min. West 150.0 feet to the northerly margin of McAlpine Avenue; thence with the northerly margin of McAlpine Avenue S 62 deg. 30 min. East 109.5 feet to the point of beginning.

BEING the same property conveyed to George Ricky McGuire, unmarried, by deed from Rebecca Lee Miles, unmarried, of record in Book 9734, page 12, Register's Office for Davidson County, Tennessee.

This is improved property known as 1105 McAlpine Avenue, Nashville, Tennessee 37216

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Kennedy & Graves Plan of Monte Vista of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __15th__ day of ___February___, 2002.

GEORGE RICKY McGUIRE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this __15th__ day of __February, 2002_____.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public