FOX 2

Davidson County DEEDWARR
Recvd: 01/23/03 10:54 2pgs
Fees:13.00 Taxes:165.02
20030123-0009676

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON COUNTY TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$44,600.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2003.

Notary Public

My commission expires: (AFFIX SEAL)

My Commission Expires April 6, 2004

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick G. McGuire	**SAME**	**172-06A-040.00CO**
4011 Shufeld Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William G. Berlin and wife, Kristen S. Berlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick G. McGuire and wife, Sogra S. McGuire

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:

Lots 50, on the plan of Mountain View, Section One, Revision One of record in Plat Book 9700, Pages 562 and 563 , Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William G. Berlin and wife, Kirsten S. Berlin by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20020410-0044261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2003 and subsequent years, easements and restrictions of record.

This is improved (____) Unimproved (__X__) property, known as **6041 Woodland Hills Drive, Nashville, TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 17th day of January, 2003.

William G. Berlin

Kristen S. Berlin

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William G. Berlin and Kristen S. Berlin,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **17th** day of **January, 2003.**

Notary Public

My Commission Expires:_____

My Commission Expires
April 6, 2004

