Davidson County DEEDWARR
Recvd: 01/23/04 12:09 2pgs
Fees:13.00 Taxes:551.30

20040123-0009185

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2004007

BK 488

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) James W. Davis	(NAME) Same as new owner	Map 110, Parcel 003.02
(STREET ADDRESS) 5526 S New Hope Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Hermitage Tennessee 37076	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **EDWARD WAYNE MCGUIRE and wife, MARLYN DIANE MCGUIRE,** have this day bargained and sold, and do hereby transfer and convey unto the said **JAMES W. DAVIS and wife, GLORIA RUTH DAVIS**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning in the center of New Hope Road at 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, Davidson County, Tennessee; thence with said Castleman's northern boundary line, north 81 degrees 10 minutes west 351 feet to said Castleman's northwest corner; thence north 5 degrees 10 minutes east 208 feet 4 inches; thence easterly 358 feet 6 inches to the center of New Hope Road; thence with the center of the same, south 5 degrees 35 minutes west 177 feet 3 inches to the beginning.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is the well located on the southwest portion of the above-described property, together with the water line leading from well to Ola Hurt Phillip's house and a ten (10) foot right of way to the well and said water line together with ingress and egress. Said reserved property also includes the ten (10) feet immediately adjacent and around said well, said ten (10) foot right of way is located where the water line is now located.

Being the same property conveyed to Edward Wayne McGuire and wife, Marlyn Dianne McGuire, by deed from Ola Hurt Phillips of record in Book 3433, page 79, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $140,000.00.

Subscribed and sworn to before me this the 22nd day of January, 2004.

Affiant

My commission expires: 7/30/05

Notary Public

This is improved property known as 5526 S New Hope Road, Hermitage Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 22nd day of January, 2004.

Edward Wayne McGuire

Marlyn Diane McGuire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD WAYNE MCGUIRE and wife, MARLYN DIANE MCGUIRE**, the within named bargainor, 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 Nashville, Tennessee, this 22nd day of January, 2004.

Kay B. Houston, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2004 and subsequent years real property taxes are a lien, but not yet due and payable.
2. NOTE: Included in property conveyed to Edward Wayne McGuire and wife, Marlyn Dianne McGuire, as recorded in Book 3433, page 79, Register's Office, Davidson County, Tennessee, but expressly excluded therefrom is the well located on the southwest portion of the above-described property, together with the water line leading from the well to Ola Hurt Phillips' house and a ten (10) foot right of way to the well and said water line together with ingress and egress. Said reserved property also includes the ten (10) feet immediately adjacent and around said well. Said ten (10) foot right of way is located where the water line is now located.