Box 13 #7378

QUITCLAIM DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, FOR THIS TRANSFER IS $0.00

Heidi Jo Cloft
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDQC
Recvd: 03/17/04 08:54 3pgs
Fees:17.00 Taxes:0.00
20040317-0030064

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis F. McGuire 402 Lorna Drive Nashville, TN 37214	Same	096-09-0-040.00

This instrument made and entered into on this the 25th day of February, 2005, by and between Gary F. McGuire, party of the first part, and Travis D. McGuire party of the second part

WITNESSETH

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all its right, title and interest in and to the following described real estate, to-wit:

Being Lot No. 152 on the Plan of Woodberry Park, as of record in Plat Book 2133, Pages 117-119, Register's Office for Davidson County, Tennessee, plus an adjoining tract on the southeast corner of said lot.

Beginning at a point in the southerly margin of Lorna Drive and being the common corner of Lot Nos. 152 and 153, and extending southwardly 208.5 feet to a point; thence eastwardly 100.0 feet to a concrete monument, being the southeast corner of Lot No. 152; thence north 60 20' east, 22 feet more or less, to a point; thence north 84 30' east, 63 feet more or less, to a point; thence north 30 50' west, 125.5 feet more or less, to a point; thence south 59 10' west, 60.7 feet more or less, to a point in the easterly margin of Lot No. 152; thence northwardly 115.9 feet to a point in the southerly margin of Lorna Drive, being the common corner of Lots Nos. 151 and 152; thence westwardly 94.1 feet along the southerly margin of Lorna Drive to the point of beginning.

Being the same property conveyed to Gary F. McGuire and Travis D. McGuire and Harry L. McGuire, as tenants in common by Warranty Deed dated October 21, 1989 from W.R. Wilkerson and wife, Naomi Ford Wilkerson of record in Book 7966, Page 558, Register's Office for Davidson County, Tennessee. The said W.R. Wilkerson and wife, Naomi Ford Wilkerson expressly retain a life estate in said property with use and occupancy, as tenants by the entirety as long as both shall live, and with the survivor retaining a conditional life estate as long as he or she may live. Said conditional life estate shall

Continued on next page.

W.R. Wilkerson and wife Naomi Ford Wilkerson having since deceased.

This conveyance is subject to any and all existing easements and restrictions of record.

In testimony whereof, the party of the first part has hereunto set his/her/their signature(s), this day and date first above written.

Gary F. McGuire

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gary F. McGuire the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of 5/2005

My Commission Expires:_____

ROBYN WHITE NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 5-21-07 RUTHERFORD COUNTY, TN

Robyn White
Notary Public

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

Continuation of Legal

terminate upon the death(s) of the Sellers or surviving Seller, or in the event the Sellers or surviving seller voluntarily or involuntarily cease(s) to occupy the property as the principal residence. Upon any such occurrence, the property shall become immediately vested in the Purchasers in fee simple.