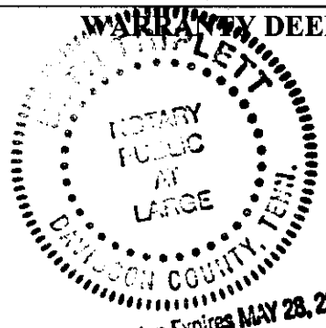
Box 13 # 7378

Davidson County DEEDWARR
Recvd: 03/17/04 08:56 3pgs
Fees:18.00 Taxes:427.35
[redacted]
20040317-0030066

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Heidi Jo Clapp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2004

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RE-RECORD

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

Davidson County DEEDWARR
Recvd: 03/29/04 12:42 3pgs
Fees:17.00 Taxes:0.00
20040329-0034931

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darwing Negron	Prime Mortgage USA, INC.	096-09-0-040.00
(NAME) 402 Lorna Drive	(NAME) 1811 North Meridian	[illegible]
(ADDRESS) Nashville, TN 37214	(ADDRESS) Indianapolis, IN. 46202	Parcel 040.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Travis D. McGuire, Single , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Darwing Negron~~, 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:

* DARWING NEGRON, MARRIED

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

Continued on next page.

Being the same property conveyed to Travis D. McGuire by Quit Claim Deed from Gary F. McGuire and Harry L. McGuire record in Instrument Number *, Register's Office for said County.

*20040317-0030064
20040317-0030065

Subject to all matters as set forth per Plat Book 2133, Pages 117-119, Register's Office of said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 402 Lorna Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Rerecord to correct year

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 do 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 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 25th day of February, 2008.4

Travis D. McGuire

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Travis D. 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 2/25/2008.4

My Commission Expires: 1-23-06

Notary Public

NOSTAM TRACEN TELE NOTARY PUBLIC AT LARGE COUNTY, TENN.

File Number24020358
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Continuation of Legal

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 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.