Davidson County DEEDQC
Recvd: 03/31/05 14:34 2 pgs
Fees:13.00 Taxes:11.10
20050331-0035126

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Lisa Gail Waffird, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby [convey,] remise, release and forever quitclaim unto, Ricky McGuire, his heirs and assigns, such of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

TRACT 1: Land in the 13th (formerly the 23rd Civil District of Davidson County, Tennessee), being Lot No. 8 on the Plan of the Division of the Estate of John Drake colored, deceased among his heirs, and described as follows:

BEGINNING at a whit oak, hickory and dogwood standing 11.32 poles north 3 deg. East from a sassafrass corner; thence north 97 deg. West 34 poles to a white oak in the original western boundary line; thence north 3 deg. East, with said line, 9.4 poles to an ironwood, thence south 87 deg. East 34 poles to a sugar and beech; and thence south 3 deg. West 9.4 poles to the beginning, containing 2 acres, more or less.

AND BEING the same property conveyed to William D. Waffird, Vickie Waffird, Brittney Waffird and Lance Waffird by deed from Toney Carroll Sr., of record at Book 9011, Page 736, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, liens and encumbrances as may affect the premises.

WITNESS my hand this 28th day of March 2005.

Lisa Gail Waffird

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lisa Gail Waffird, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 28th day of March, 2005.

Notary Public

My Commission Expires: July 30, 2005

The actual consideration or value, whichever is greater, for this transfer is $3,000.00.

Grantee

Sworn to and subscribed before me this the 16th day of March, 2005.

Notary Public

My Commission Expires: July 30, 2005.

NEW OWNER

RICKY McGUIRE
750 MOUTH JOHNSON CK. RD.
CHARLOTTE TN 37036

MAIL PROPERTY TAX TO

SAME

PREPARD BY RHONDA CRABTREE
106 NORTH MAIN STREET
ASHLAND CITY TN 37015