This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 1681-3-2

ADDRESS NEW OWNER:
James C. McGuire
2870 Lyncrest Drive
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 08/01/05 08:51 2 pgs
Fees:13.00 Taxes:399.60
20050801-0089307

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Realty Mortgage Corporation
7000 Executive Center Drive, Suite 200
Brentwood, TN 37027

MAP **96.13**
GROUP
PARCEL **117.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pauline Dibrell, a widow** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **James C. McGuire and wife, Gina R. McGuire**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 3 on the Plan of Twin Lawn, Section Two, as of record in Book 2854, page 44, Register's Office for Davidson County, Tennessee, as corrected by an instrument of record in Book 2909, page 117, said Register's Office, described as follows:

Beginning at a point in the northerly margin of Lyncrest Drive, the common front corner of Lots 3 and 4 on said Plan; thence northerly with the line between said two lots 176.4 feet to the southerly margin of Twin Lawn Subdivision of record in Book 2331, page 9, said Register's Office; thence westerly with the southerly margin of said Subdivision 110 feet to the easterly margin of Kent Road; thence southerly with the easterly margin of same 94.1 feet to a concrete monument; thence continuing in the same direction 57.72 feet to a concrete monument, the beginning of a curve; thence southeasterly around said curve 39.27 feet to a concrete monument in the northerly margin of Lyncrest Drive; thence easterly with the margin of said Drive 81.39 feet to the point of beginning.

Being the same property conveyed to William F. Dibrell and wife, Pauline Dibrell, a widow by deed from James W. Hagey and wife, Betty W. Hagey dated September 5, 1972, of record in Book 4635, Page 228, Register's Office for Davidson County, Tennessee. William F. Dibrell is deceased leaving Pauline Dibrell as surviving tenant by the entirety.

This is improved property known as 2870 Lyncrest Drive, Nashville, Tennessee 37214. Possession is to be given on July 28, 2005.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 28th day of July, 2005.

Pauline Dibrell

Pauline Dibrell

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Pauline Dibrell, a widow**, the bargainors, 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 and official seal at office this 28th day of July, 2005.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $108,000.00.

Janice C. Ross Gina R. McGuire

AFFIANT

Subscribed and sworn to before me on this 28th day of July, 2005.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08