THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jim L. Wilson
5003 Alvin Sperry Rd.
Mt. Juliet, Tn. 37122
SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map 110, Parcel 170.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **HELEN MCGUIRE, unmarried,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **JIM L. WILSON and wife, JANIS S. WILSON**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being described as being Part of Tract No. 1, as shown on an unrecorded plat of Don Shanklin Engineering, dated 4/25/72, numbered Job 50-305-72, and designated as "Subdividing Property of Homer B. Glasgow, 25th Civil District of Wilson County, Tennessee". Beginning at a point being the midpoint of a road for ingress and egress, and being 100.72 feet from the original southeast corner of the said Tract No. 1; thence running in a westerly direction with the north boundary of property of Finn, on a line N 78° 26' W for a distance of 336.82 feet to a point; thence running in a northerly direction on a line, N 9° 59' E for a distance of 342.62 feet to a point; thence running in an easterly direction on a line, S 80° 17' E for a distance of 284.5 feet to a point of intersection with the west boundary of Tract No. 4; thence running in a southerly direction on a line, S 9°43' W for a distance of 290.38 feet to a point; thence continuing in a southerly direction on an arc with angle, 38° 51', radius 226.856 feet, for a distance of 153.82 feet to the point of beginning.

The tract is subject to an easement of 25 feet in width extending along the entire east boundary and joins a similar easement of 25 feet along the west boundary of Tract No. 4 to provide an access road 50 feet in width, connecting with an easement over property of Oscar Odum, 50 feet wide and extending from the south boundary of Tracts No. 1 and 4 along the west boundary of property of the U.S.A. for a distance of 953 feet, more or less, to the intersection of Alvin Sperry Road.

The tract is bounded on the East by Tract No. 4; on the South by property of Finn; on the West by Crick; on the North by Tract No. 2. The same contains 2.325 acres, more or less.

BEING the same property conveyed to Helen McGuire, by Warranty Deed from Oscar Odum and wife, Mary Odum, dated September 20, 1977, of record in Book 5204, page 668, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO fifty foot ingress/egress easement of record in Book 11286, page 481; in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

Davidson County DEEDWARR
Recvd: 05/09/08 13:21 2 pg
Fees:13.00 Taxes:240.50
20080509-0048308

This is improved property known as 4961 Alvin Sperry Road, Mt. Juliet, TN 37122.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2008 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 7th day of May, 2008.

Helen McGuire
HELEN MCGUIRE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen McGuire, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2008.

Notary Public

My Commission Expires: SEPTEMBER 7, 2010

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of May, 2008.

Notary Public

My commission expires: SEPTEMBER 7, 2010

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20080223