THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7650 PAGE 403

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Randall J. Guinn (NAME) | C & S Commercial Corporation (NAME) | MAP 72-05 |
| 915 Burchwood Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 656 (STREET ADDRESS) | PARCEL 120 |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP) | 15DA 04560 |

*FOR AND IN CONSIDERATION of the sum of* SIXTY THOUSAND TWO HUNDRED FIVE AND 80/100---------- *Dollars,*

SEP 13 9 37 AM '88
DAVIDSON COUNTY, TN.
REGISTER'S FEE

IDENTIFICATION

6 6 9 0 3

Charles G. Marshall and wife, Terre K. Marshall

*have this day bargained and sold, and do hereby transfer and convey unto the said* Randall J. Guinn, a single person

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows*

BEING Lot No. 45 on the Plan of Burchwood Estates Extended, of record in Book 843, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles G. Marshall and wife, Terre K. Marshall, by deed from Ezra M. Davis and wife, Mary Elizabeth Davis of record in Book 7215, page 702, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Citizens and Southern Mortgage Company of record in Book 7215, page 704, and re-recorded in Book 7311, page 345, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $ 60,205.80

*Subscribed and sworn to before me this the* 9th *day of* September, *19* 88

Affiant

*My commission expires* March 11, 1990 *(Affix Seal)*

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*This is improved ( ) unimproved ( ) property, known as* 915 Burchwood Drive, Nashville, Tennessee 37206 *(House Number) (Street) P.O. Address (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 our hands this* 9th *day of* September *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Randall J. Guinn
Randall J. Guinn, Grantee

Charles G. Marshall
Terre K. Marshall by Chas Marshall atty in fact
Charles G. Marshall, Grantor
Terre K. Marshall, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* Mitchell A. Watts, *a Notary Public in and for said County and State* Charles G. Marshall

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 11th *day of* September, *19* 88

*Commission expires* March 11, 1990

Mitchell A. Watts *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19* ___

_____ *Notary Public*

*Commission expires* _____

6300 09/13 0101 03CHECK 205.49

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Randall J. Guinn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 1988.

Mitchell A. Watts, Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 1988, before me, Mitchell A. Watts, a Notary Public in and for said County and State, personally appeared Charles G. Marshall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Terre K. Marshall, and acknowledged that he executed the same as the free act and deed of the said Terre K. Marshall.

Witness my hand and official seal at Nashville, Tennessee, this 9th day September, 1988.

Mitchell A. Watts, Notary Public

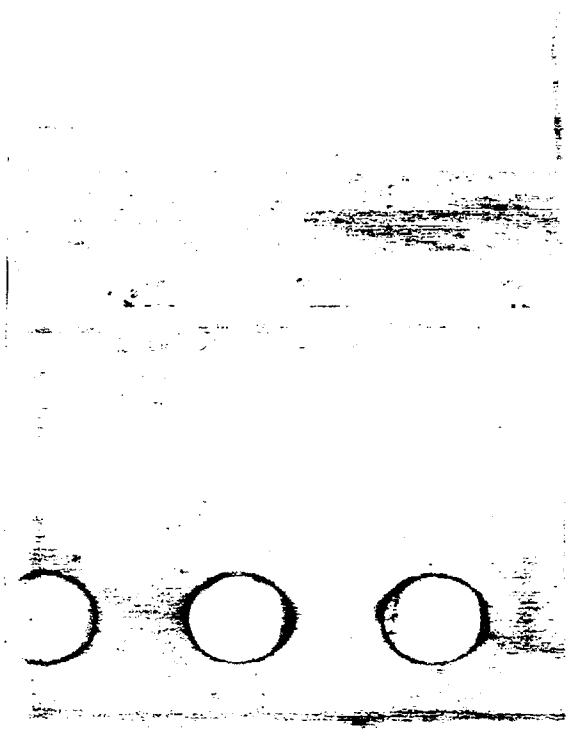
My Commission Expires: March 11, 1990

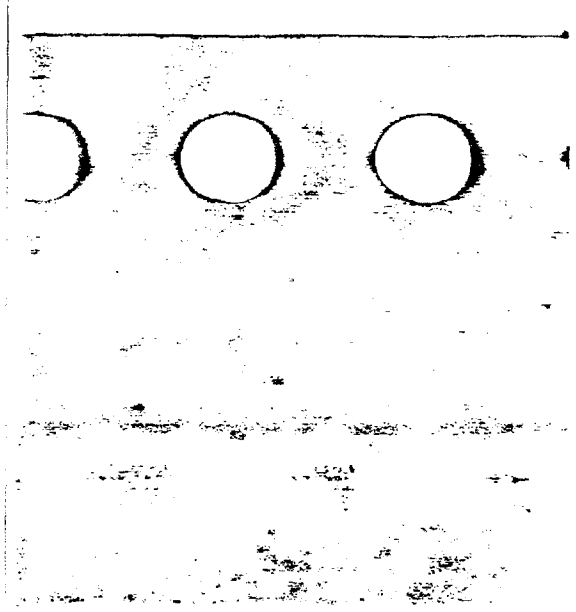
WARRANTY DEED

FROM

~~Charles G. Marshall and wife,~~
Terre K. Marshall

~~Randall J. Guinn, a single person~~





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7650 PAGE 405

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 60250.80
CON TX 198.99
PRFEE 0.50
WDEED 6.00
TOTAL 205.49

CHECK 205.49
09/13/88 01 09:39 0001 6300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66903

IDENTIFICATION REFERENCE

SEP 13 9 37 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133331