FROM: John Guider,
Grantor

TO: Cathy Ann Guider,
Grantee

This instrument was prepared by:
G. Michael Yopp
Farris, Warfield & Kanaday
Suite 1800
Third National Financial Cntr.
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
John Guider and Cathy Ann Guider 1109 Blue Springs Rd. Franklin, TN 37064-6916	SAME	Map 118-3 Parcel 91

[illegible] 12.00

WARRANTY DEED

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a tenancy by the entirety, I, John Guider, Grantor, by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my wife, Cathy Ann Guider, Grantee, her heirs, successors, and assigns, an interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot #3 on the resubdivision of a portion of reserved parcel "A", Section II, Fairground Commercial Park of record in Plat Book 6200, page 308, Register's Office of Davidson County, Tennessee and being more particularly described as follows:
>
> BEGINNING at an existing iron pin set on the southern right-of-way line of Fairground Court, a 50-foot road, said point is the northwest property corner of the hereon described tract and the northeast property corner of Lot #2, Section 2 of Fairground Commercial Park as of record in Plat Book 6250, page 394, R.O.D.C., Tennessee and being more fully described as follows:
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> 1. With the southern right-of-way line of Fairground Court and with a 687.89-foot radius curve to the left, a length of 125.70 feet to an iron pin set; said curve has a chord bearing and distance of S 77° 55' 07" E, 125.53 feet; said point is the northeast property corner of this tract; thence,
>
> 2. Leaving the southerly right-of-way line of Fairground Court and with the common property line of Reserved

Parcel A, Section 2 of Fairground Commercial Park, S 17° 19' 16" W, 178.38 feet to an iron pin set; said point is in the northern property line of Melrose Heights Subdivision as of record in Plat Book 1835, page 11, R.O.D.C., Tennessee; said point is the southeast property corner of this tract; thence,

3. With the common property line of Melrose Heights Subdivision and this tract, following a fence, N 56° 13' 24" W, 130.34 feet to an existing iron pin; said point is the southeast property corner of Lot #2, Section 2 of Fairground Commercial Park and also being the southwest property corner of this tract; thence,

4. With the common property line of Lot 2 and this tract, N 17° 19' 16" E, 130.00 feet to the point of beginning and containing 19,033 square feet or 0.44 of an acre, more or less.

Being the same property conveyed to John Guider by deed from Rogers Group, Inc., an Indiana Corporation, of record in Book 6658, page 640, as re-recorded in Book 6713, page 848, Register's Office for Davidson County, Tennessee.

This description is the same as that contained in the prior Deed.

This is improved property, known as 517 Fairground Court, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. Any and all unpaid real and personal property taxes.

2. All matters shown on the plan of record in Book 6200, page 308, said Register's Office.

3. Any and all easements of record.

4. All matters created, suffered, assumed, accepted or agreed to by Grantor and Grantee during their ownership of the above referenced property as tenants by the entireties.

This conveyance is made to my wife, Cathy Ann Guider, the Grantee herein, pursuant to T.C.A. Section 66-1-109 to create an estate by the entireties in and to the entire interest of the Grantor in the above-described property heretofore held by the Grantor individually.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 12th day of October, 1992.

JOHN GUIDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lori L. Parsons, a Notary Public of said County and State, JOHN GUIDER, 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, at Office, this 12th day of October, 1992.

Lori L Parsons
Notary Public

My Commission Expires: 11/20/94

54494

FOR REFERENCE

Oct 13 2 25 PM '92