File Box 51-A

BOOK 10139 PG 366

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Guenther Properties, a Tennessee general partnership
311 Blue Bird Drive
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 34-01
GROUP
PARCEL 48

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, we, **MGB Properties, a Tennessee general partnership**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Guenther Properties, a Tennessee general partnership composed of David P. Guenther and Wynn B. Guenther**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of Echo Meadows, of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 52 fronts 195 feet on the northerly side of Blue Bird Drive, and extends back 136.9 feet on the westerly line and 212.2 feet on the easterly line, to a dead line in the rear on which it measures 195.3 feet.
>
> BEING the same property conveyed to MGB Properties, by Quitclaim Deed from Dominick W. Marchitto and David P. Guenther, as of record in Book 9350, page 531, Register's Office for Davidson County, Tennessee.
>
> Wynn B. Guenther joins in this conveyance to convey any and all rights she may have in the subject property by virtue of her marriage to David P. Guenther.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 311 Blue Bird Drive, Goodlettsville, TN 37072.

This conveyance is made subject to all 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 Guenther Properties, a Tennessee general partnership composed

of David P. Guenther and Wynn B. Guenther, their heirs and assigns, forever; and we, MGB Properties, a Tennessee general partnership, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of July, 1996.

MGB Properties, a Tennessee general partnership

By: _____ Partner
Dominick W. Marchitto, general partner

By: _____ General Partner
David P. Guenther, general partner

_____, General Partner
Wynn B. Guenther

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Wynn B. Guenther**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1996.

_____
NOTARY PUBLIC

My Commission Expires: June 19, 1999

JOAN R. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Dominick W. Marchitto and David P. Guenther**, with whom I am personally acquainted, and who

acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are all of the general partners of MGB Properties, the maker and are authorized by the maker to execute this instrument on behalf of the partnership.

Witness my hand, at office this 31st day of July, 1996.

Notary Public

My Commission Expires: JUNE 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $117,500.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of July, 1996.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

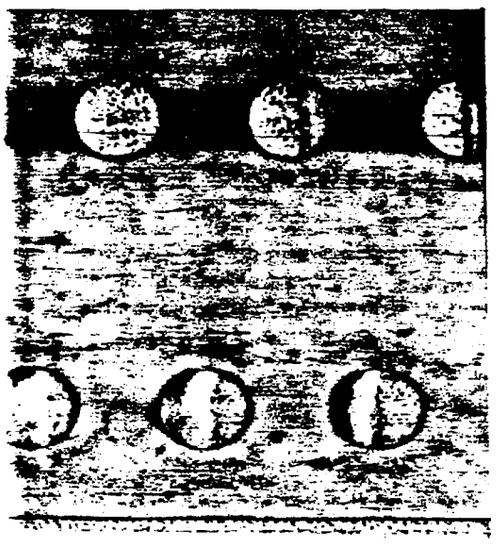
C:\WP51\WORK\CLOSINGS\GFA96529.WD

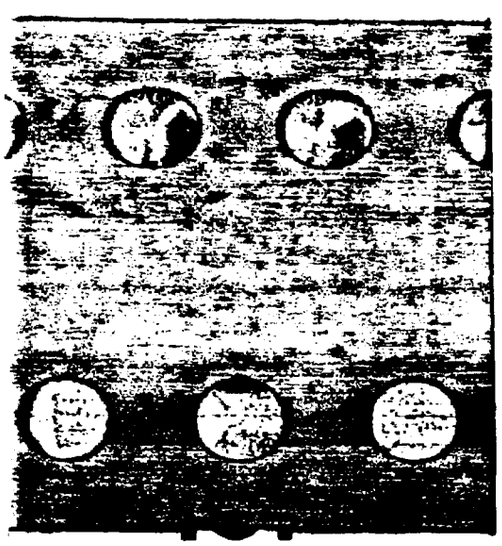
BOOK 10139 PG 368

1478 07/31 0101 03CHECK 447.75

0209355
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 2:32
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10139 PG 369

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				117500.00
			CDN TX	434.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	447.75
			CHECK	447.75
07/31/96	01		14:35 0001	1478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209355
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069067