PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10461 PG 859

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **May, 1997** between JOHNNY WRIGHT and MURIEL D. WRIGHT, HUSBAND AND WIFE, GRANTORs, and ARTHUR A. GUILBAULT and PASCUALITA L. GUILBAULT, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHNNY WRIGHT and MURIEL D. WRIGHT, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto ARTHUR A. GUILBAULT and PASCUALITA L. GUILBAULT, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 256 OLD HICKORY BOULEVARD, MADISON, TN 37221.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves/itself, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

Johnny Wright
JOHNNY WRIGHT Signature of Seller

Muriel D. Wright
MURIEL D. WRIGHT
Signature of Seller

97 MAY 21 PM 1:33

0307173

IDENTIFICATION

BOOK 10461 PG 860

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHNNY WRIGHT and MURIEL D. WRIGHT, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **May, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

ARTHUR A. GUILBAULT and PASCUALITA L. GUILBAULT
4833 LEESA ANN LANE
HERITAGE, TN 37076

Property Address:

256 OLD HICKORY BOULEVARD
MADISON, TN 37221

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 043-13, PARCEL 060.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$82,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **May, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/25/2000

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT 'A'

Being Lot No. 57 in Block B, on the Plan of Forest Park, Subdivision at Madison Tennessee, as the same appears of record in Book 843, page 44, Register's Office of said County, and more particularly described as follows:

Said Lot No. 57 fronts 50 feet on the south side of Old Hickory Boulevard and runs back southerly 150 feet to a dead line.

Being the same property conveyed to JOHNNY WRIGHT and MURIEL D. WRIGHT, HUSBAND AND WIFE, by Deed from MELVIN AND IRENE WILLIAMS, of record in Deed Book 5073, Page 414, Register's Office for DAVIDSON County, Tennessee.

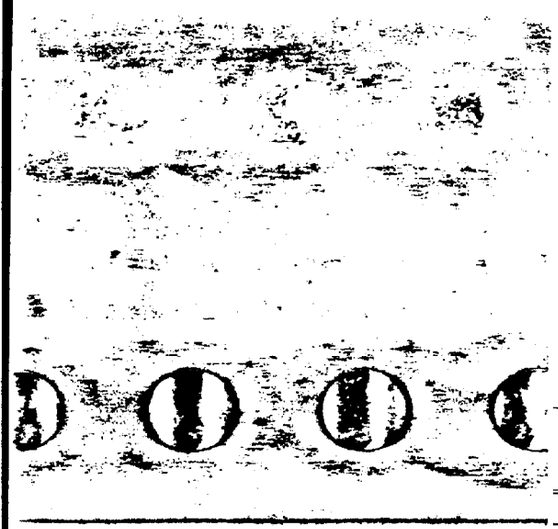
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 043-13, PARCEL 060.00).

2. All matters as set forth on the Plan of record in Plat Book 843, page 44, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., which may be shown thereon.

3. 10-foot public utility and drainage easement, of record in Deed Book 4122, Page 411, Register's Office for DAVIDSON County, Tennessee.

3506 05/21 0101 CHECK 31.40



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

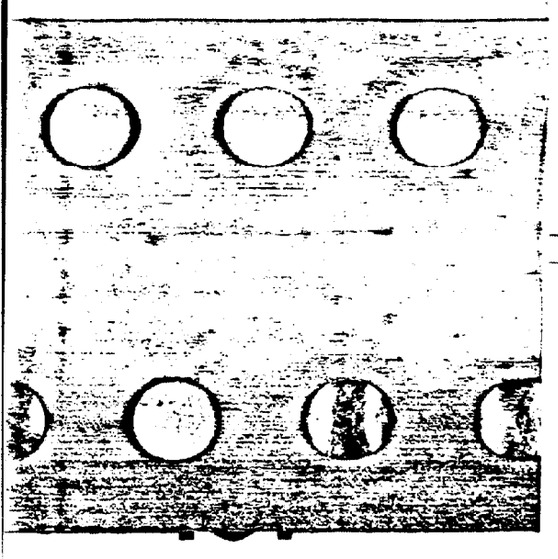
RECEIVED OF _____

FOR _____

BOOK 10461 PG 862

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 82000.00
CON TX 303.40
PRFEE 1.00
MDEED 12.00
TOTAL 316.40
CHECK 316.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 350

0307173
IDENTIF. ↑ REFERENCE

97 MAY 21 PM 1:33
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1153507