14A

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE BOOK 10709 PG 568
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL E. GUYE, JR. (NAME)	NEW OWNER (NAME)	MAP 091-13
9022 Highway 70 (ADDRESS)	(ADDRESS)	PARCEL 355.00
Pegram, TN 37143 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	8DA-36410

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM R. LONG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL E. GUYE, JR. AND WIFE, C. DENISE GUYE

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:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRTIPION

BEING the same property conveyed to William R. Long by Deed from George W. Holder and wife, Barbara L. Holder, of record in Book 7754, Page 498, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by the Grantor(s) herein.

The property conveyed herein is not the usual place of residence of the grantor or his spouse.

97 DEC -4 PM 2:34

REGISTER

IDENTIFICATION REFERENCE 0376789

unimproved ( )
This is improved (X) property, known as 5909 Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of December 19 97

WILLIAM R. LONG

12/04 0102 03CHECK 1123.0

BOOK 10709 PG 569

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 WILLIAM R. LONG

the 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 2nd day of December 19 97

Commission expires ~~May 27, 2001~~ March 24, 2001

Michelle L. Edmondson
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

EXHIBIT "A"

LAND in Davidson County, Tennessee, being a part of and the westerly one-half of Lot No. 4 on the Map showing subdivision of John M. Branham's Farm on the Charlotte Pike, as of record in Book 547, page 14, Register's Office for said County.

Said westerly half of Lot No. 4 fronts 100 feet on the southerly side of Charlotte Pike and runs back between parallel lines from the center of said Pike, 1,101 feet to the northerly line of Lot No. 6 and contains 2.5 acres, more or less.

INCLUDED BUT SPECIFICALLY EXCLUDED HEREFROM is the property conveyed to Five H. Investments, a partnership of record in Book 5472, page 631, Register's Office for Davidson County, Tennessee, described as follows:

Being a tract of land in Davidson County, Tennessee, being part of Lot No. 4 on the Map showing Subdivision of John M. Branham's Farm of record in Book 547, page 14, Register's Office for said County, and being more particularly described as follows:

Beginning at a point on the line between Lots No. 4 and 5 on said subdivision, said point being 360 feet south of the center of Charlotte Pike, and being the southeast corner of the property conveyed to William R. Malone, et ux (John Duncan, Trustee) of record in Book 4364, page 374, R.O.D.C., Tennessee; thence with a severance line parallel to said Charlotte Pike North 75° 45' East, 101.15 feet to the west line of the property conveyed to Herbert Page of record in Book 3762, page 112, R.O.D.C., Tennessee; thence, with said Page's west line South 06° 12' East 745.57 feet to the rear line of said Lot No. 4; thence, with said lot line South 75° 19' 11" West, 99.39 feet to the southeast corner of the property conveyed to Thomas L. Sullivan et ux of record in Book 4283, apge 779, R.O.D.C., Tennessee; thence, with Sullivan's east line and the east line of the property conveyed to James E. Sharp et ux of record in Book 2749, page 634, R.O.D.C., Tennessee, North 06° 20' West, 427.00 feet to a corner post the southeast corner of the property conveyed to Richard R. Hoffman, of record in Book 3881, page 406, R.O.D.C., Tennessee; thence with said Hoffman's property with a fence North 06° 10' West, 94.00 feet to a corner post; thence, with a fence North 06° 28' West, 225.09 feet to the point of beginning, containing 73,912 square feet or 1.70 acres, more or less.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 10709 PG 571

RECEIVED OF _____

FOR _____

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

CASH
300000.00
CHK 14 2110.00
PRFEE 1.00
MTGEE 12.00
TOTAL 1123.00
CHECK 1123.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 39 0001 7435

97 DEC -4 PM 2:34

0376789

IDENTIFICATION REFERENCE

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 1228247