WARRANTY DEED

Instr:200001040000799 Page: 1 OF 2
REC'D FOR REC 01/04/2000 10:08:28AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1665.00

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF December 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
C++, Incorporated	SAME	MAP 130-3
Attn: Suzanne Worthan (NAME)	(NAME)	
202 Hillwood Boulevard		PARCEL 10
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Michael J. Guard and wife, Carin E. Guard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C++, Incorporated, a Tennessee Corporation

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 the easterly 127 feet of Lot 7 on the Plan of a subdivision of Lots 12 and 13 and re-subdivision of Lots 10 and 11 of Belle Meade Plan II, of record in Book 421, page 112, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 127 feet on the southerly side of Howell Place and extends back between parallel lines with the westerly margin of Cherokee Circle 200 feet to the center of a private alley.

Being the same property conveyed to Michael J. Guard and wife, Carin E. Guard by deed from Carol C. Waller and husband, William Waller, Jr., of record in Book 9894, page 35, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4405 Howell Place, Nashville, Tennessee 37205
(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 our hand s this 31st day of December, 19 99

Michael J. Guard

Carin E. Guard

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Guard and wife, Carin E. Guard

the bargainor s, 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 and official seal at WILMINGTON North Carolina, this 23rd day of December 19 99.

Commission expires March 27, 2000

Hasmukh M. Parikh
Notary Public

OFFICIAL SEAL
Notary Public - North Carolina
NEW HANOVER COUNTY
HASMUKH M. PARIKH
My Commission Expires March 27, 2000

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