This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Charles I. Guinn, Sr. 10082 Baldwin Court Shreveport, LA 71115	Same	Map 106-1, Parcels 126 & 138

Instr:200002250018495 Page: 1 OF 3
REC'D FOR REC 02/25/2000 11:53:58AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1769.08

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GWD, LLC, a Tennessee limited liability company ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto CHARLES I. GUINN, SR. ("GRANTEE"), his successors, heirs and assigns, certain real estate in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 883 Elm Hill Pike, Nashville, Tennessee 37210.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title and interest thereto belonging to GRANTEE, his successors, heirs, and assigns, forever.

GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit A).

WITNESS my hand this 24 day of February, 2000.

GWD, LLC

By: _____

Title: Chief Manager

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett, a Notary Public in and for said County and State aforesaid, personally appeared Charles I Guinn JR, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of GWD, LLC, the within-named bargainor, a limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal, in Nashville, Tennessee, this the 24th day of February, 2000.

Notary Public

My Commission Expires: 1/27/01

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$478,129.70~~.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2000.

Notary Public

My Commission Expires: 1/27/01

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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Property Description

Located in Third Civil District and described as follows: Being all of Lots Nos. 10, 11, 12 and the northerly 60 feet of Lot No. 9, on the Plan of Mrs. Lena Myers' Subdivision in the Old 15th Civil District of Davidson County, Tennessee, as of record in Book 161, page 4, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to GWD, LLC, by Deed recorded as Instrument No. 199912210305760, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that portions of subject property conveyed to Metropolitan Government of Nashville and Davidson County, by deed recorded in Book 3879, page 103, said Register's Office.

Exceptions to Title

The conveyance of the foregoing property is subject to the following exceptions, limitations, encumbrances, and other matters.

1. Taxes for the current year which have been assumed by Grantee.

2. All matters shown on Plat recorded in Book 161, page 4.

EXHIBIT A