THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, P.C.
329 Union Street
Post Office Box 190632
Nashville, Tennessee 37219

Box 60

Instr:200008280084935 Page: 1 OF 2
REC'D FOR REC 08/28/2000 4:11:01PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $273.80

WARRANTY DEED

ADDRESS NEW OWNERS:	**PARTY RESPONSIBLE FOR TAXES:**	**MAP/PARCEL #:**
CHARLES I. GUINN, JR. **RICKEY L. WALKER** **SIDNEY T. STANLEY** 176 CHARTER PL. LAVERGNE TN 37086	**SAME**	**Map 9413** **Parcel 112** **2DA65760**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHARLES I. GUINN, SR.** has bargained and sold and by these presents does transfer and convey unto the said **SIDNEY T. STANLEY**, his heirs and assigns, his undivided fifty (50%) percent tenant in common interest in certain improved real property located in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Expressway Commercial Park, of record in Book 3700, Page 94, Register's Office for said County.
>
> Said Lot No. 9 front 100.00 feet on the northwesterly margin of Calhoun Avenue and extends back on the northeasterly line, passing a witness line at 300.63 feet, a total distance of 360.64 feet and extends back on the southwesterly line, passing a witness line at 302.85 feet, a total distance of 362.90 feet, to the center line of Browns Creek, measuring 100.12 feet thereon.
>
> Being the same property conveyed to Charles I. Guinn, Sr., Charles I. Guinn, Jr. and Rickey L. Walker by deed from Thomas G. Conner and wife, Judith A. Conner of record in Book 9593, Page 36, Register's Office of Davidson County, Tennessee.

This is improved real property known as 534 Expressway Park Drive, Nashville, Tennessee 37210.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **SIDNEY T. STANLEY**, his heirs and assigns forever.

I do covenant with the said **SIDNEY T. STANLEY**, that I are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Davidson County Property Taxes for 2000 which shall be paid by the Grantor and existing tenants in common.

2. The fifty (50%) percent (twenty-five (25% percent each) tenant in common interest of **CHARLES I. GUINN, JR.** and **RICKEY L. WALKER**.

3. A Deed of Trust to Jack W. Robinson, Sr., Trustee, for the benefit of Thomas

G. Conner and wife, Judith A. Conner in the original principal amount of $200,000.00 but having an unpaid principal balance of $151,747.50, said Deed of Trust being of record in Book 9593, Page 39, Register's Office of Davidson County, Tennessee.

4. Matters shown on the plan of record in Book 3700, Page 94, Register's Office of Davidson County, Tennessee.

5. Subject to the flow of Browns Creek across so much of the premises as may lie therein.

Except as set forth herein, I further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to said land to the said **SIDNEY T. STANLEY**, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of August, 2000.

by: Charles I. Guinn Jr. Atty in fact
CHARLES I. GUINN, SR.
By: Charles I. Guinn, Jr.
Attorney-in-fact

Power of attorney recorded at Instrument Number Immediately Preceding This Document, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **CHARLES I. GUINN, JR.**, 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 on behalf of **CHARLES I. GUINN, SR.** as his attorney-in-fact, and as the free act and deed of the within named bargainor, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 2/23/2002

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

SIDNEY T. STANLEY

Subscribed and sworn to before me this 17th day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 2/23/2002