00H-1007

RETURN TO:
BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS DRIVE
HERMITAGE, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,399.00.

Subscribed and sworn to before me, this 28th day of October, 2000.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: My Commission Expires November 24, 2001

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
15 CENTURY BOULEVARD
SUITE 101
NASHVILLE, TN 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
EDDIE L. GUYTON, and wife, EVETTE D. GUYTON 327 CHARMAINE COURT ANTIOCH, TN 37013 MAP & PARCEL NO. 149-05-0/012.00	SAME

Davidson County DEEDWARR
Recvd: 11/02/00 10:09 2pgs
Fees:11.00 Taxes:334.48
20001102-0108764

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KAREN D. ARNOLD, unmarried,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

EDDIE L. GUYTON, and wife, EVETTE D. GUYTON,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land located in Davidson County, Tennessee being more particularly described as follows:

BEING all of Lot No. 111, Barkley Square, Section 2, as shown by plat and survey of record in Plat Book 4660, Page 124, of the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Karen D. Arnold, unmarried, herein by Warranty Deed from Tho Dinh Thach and wife, Chiew Oui Thach, dated Novembr 10, 1995, and recorded November 10, 1995, of record in Book 9857, Page 35, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 327 CHARMAINE COURT, ANTIOCH, TN 37013

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 28TH DAY OF OCTOBER, 2000.

Karen Darlene Arnold
KAREN DARLENE ARNOLD

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 28th day of October , 2000, before me personally appeared KAREN DARLENE ARNOLD, unmarried, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE DAVISON COUNTY TENN.

My Commission Expires:

My Commission Expires November 24, 2001

Notary Public

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WARRANTY DEED

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