Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1364

39B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janet Guess, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel S. Kinch, and wife, Jill S. Kinch**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being the westerly 25 feet of Lot No. 89 and the easterly 55 feet of Lot No. 86 on the Waverly Land Company's Plan of Lots called "Waverly Place" of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 86 and 89 front together 80 feet on the northerly side of Lawrence Avenue and run back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed to Janet Guess by deed of record in Inst. No. 200006080057106, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Davidson County DEEDWARR
Recvd: 07/29/02 11:26 2pgs
Fees:13.00 Taxes:788.10
20020729-0090476

This is improved property, known as: 916 Lawrence Avenue, Nashville TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of July, 2002

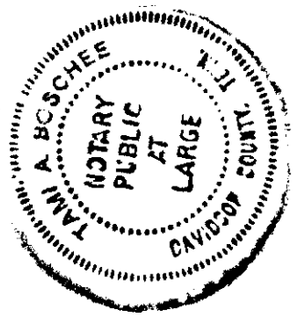
Janet Guess

State of Tennessee)
County of Davidson)

On this 18th day of July, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Janet Guess , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/2006



State of Tennessee)
County of Davidson)

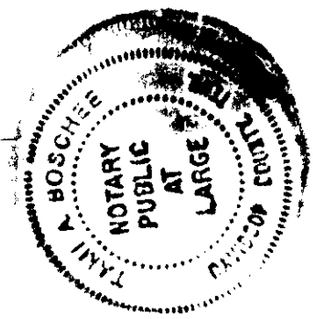
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 213,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of July, 2002.

Notary Public

My Commission Expires: 3/25/2006



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Samuel S. Kinch	National Bank of Commerce	105-13-297
916 Lawrence Avenue	115 29th Avenue, South	
Nashville, TN 37212	Nashville, TN 37212	