THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 07/29/02 15:00 2pgs
Fees:13.00 Taxes:127.28
20020729-0090628

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Bryant D. Guy 325 Buffalo Rd Goodlettsville, TN 37072	Same as New Owner	Map 52-16-0-A Parcel 79

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GARY L. FLATT, joined by his wife, AMELIA FAYE FLATT, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto BRYANT D. GUY, a single man, hereinafter referred to as the "GRANTEE", his 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 Unit No. J-79 of Neely's Bend Condominium, a horizontal property regime established by Master Deed of record in Book 5483, page 86, the Plat of which is of record in Plat Book 5200, page 200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Gary L. Flatt by deed from Frank E. Middleton, Jr., unmarried, of record in Book 11291, page 221, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 1301 Neelys Bend Rd., Unit J-79, Madison, TN 37115.

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, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the plan of record in Book 5200, page 200, said Register's Office.

3. Subject to any and all matters as set forth and described in the Master Deed, By-Laws and Restrictive Covenants of record in Book 5483, page 86, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: AMELIA FAYE FLATT, wife of GARY L. FLATT, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

GARY L. FLATT

AMELIA FAYE FLATT

"GRANTEE"

BRYANT D. GUY, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY L. FLATT and wife, AMELIA FAYE FLATT, and BRYANT D. GUY, a single man, 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, at office, this the 26th day of July, 2002.

NOTARY PUBLIC

LARGE
TSON COUNTY, TN
My Comm. Expires July 23, 2006

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $34,400.00.

Affiant

Sworn to and subscribed before me, this the 26th day of July, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2006