**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Sharon L. Liney
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of September, 2002.

Daphne P. Barr
Notary Public

My Commission Expires: 6/5/05

DAPHNE P. BARR NOTARY PUBLIC AT LARGE WILLIAMSON CO.

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/02/02 10:05 2pgs
Fees:13.00 Taxes:388.50
20021002-0119618

ADDRESS NEW OWNER(S) AS FOLLOWS:
Aaron B. Yarnall and Robin E. Yarnall
2113 12th Avenue South
Nashville, Tennessee 37204

SEND TAX BILLS TO:
Union Planters Bank NA
PO Box 1718
Memphis TN 38101-1718

MAP-PARCEL NUMBERS:
105-13-53

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James R. Guilford, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Aaron B. Yarnall and wife, Robin E. Yarnall** hereinafter referred to as Grantees, their 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 Lot No. 340 on the Plan of the Resubdivision of part of Belmont Land Company's Subdivision of Belmont Heights, as of record in Book 421, page 71, Register's Office for said County.

Said Lot No. 340 fronts 50.2 feet on the westerly side of 12th Avenue South, formerly the Granny White Pike or Middle Franklin Pike, and runs back 135.9 feet on the northerly line and 137.7 feet on the southerly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to James R. Guilford and Mary Guilford by Deed from Howard C. Jones and wife, Helen A. Jones, of record in Book 3576, page 478, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 71, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2113 12th Avenue South, Nashville, Tennessee 37204.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 25th day of September, 2002.

**James R. Guilford** AH y in fact

**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 Gail Scott, with whom I am personally acquainted and who proved herself to be the attorney in fact of James R.Guilford and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2002.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON COUNTY

06176-BP