File Box "7"
#SP 41668

Davidson County DEEDWARR
Recvd: 03/05/03 11:13 2pgs
Fees:13.00 Taxes:564.25
20030305-0029042

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $152,500.00

Affiant

Subscribed and sworn to before me, this ____ day of February 2003.

Notary Public
My commission expires: 04/20/03 3/25/06

ALAN D. MAZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Joel T. Guiness 508 Westward Winds Drive Nashville TN 00000-0000	Cavalry Banking 2209 Crestmoor Rd. #210 Nashville, TN 37215	142-11-0-111.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ray B. McCall and wife Kathryn McCall hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joel T. Guiness and wife Cori Jill Guiness hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 55 on the Plan of Westward Winds, as of record in Plat Book 3700 page 32 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ray B. McCall and wife, Kathryn McCall by deed from Timothy J. Miller and wife, Eileen H. Miller of record in Instrument No. 20010810-0086125 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of record in Book 3700 Page 32 Register's Office for Davidson County, Tennessee

This property is improved property known as 508 Westward Winds Drive, Nashville, Tennessee 00000-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 20th day of February, 2003.

Ray B. McCall by Ann Heard, Attorney in fact
Ray B. McCall by Ann Heard, Attorney in Fact

Kathryn McCall by Ann Heard, Attorney in fact
Kathryn McCall by Ann Heard, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of February, 2003, before me personally appear Ann Heard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ray B. McCall acknowledged that such person executed the same as the free act and deed of Ray B. McCall.

Notary Public

My Commission expires 4/20/03

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 20th day of February, 2003, before me personally appear Ann Heard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kathryn McCall acknowledged that such person executed the same as the free act and deed of Kathryn McCall.

Notary Public

My Commission expires 4/20/03

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.