WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/03 15:42 2pgs
Fees:13.00 Taxes:473.23

20030513-0064438

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 2003

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

G-1072-F

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Lawhorn (NAME)	Guaranty Trust Company (NAME)	MAP 61-11
1125 Eastdale Avenue (ADDRESS)	640 Broadmoor Blvd., Suite 100 (ADDRESS)	PARCEL 185
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129-1218 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Betty C. Guffey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Lawhorn, married

HEREINAFTER CALLED THE 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. 144, Eastdale Place as of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 144 fronts 80 feet on the northerly side of Eastdale Avenue and runs back between lines 152.5 feet on the westerly side line and 172.3 feet on the easterly side line to a line at the rear measuring 82.4 feet thereon.

Being the same property conveyed to Betty C. Guffey by Quitclaim Deed from John Guffey, Jr. and Betty C. Guffey of record in Book 6123, Page 207, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1125 Eastdale Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 8th day of May 2003

Betty C. Guffey

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty C. Guffey, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of May 2003

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the STATE OF TENNESSEE and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public