THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21005**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $149,900.00. Affiant Subscribed and sworn to before me, this 3rd day of JULY, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Shea C. Guillory 115 39th Avenue, North Nashville, TN 37209	Synovus Mortgage Corp. 800 Shades Creek Parkway, Suite 350 Birmingham, AL 35209	MAP 104-05 PAR 15.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARY SUSAN MCCLENDON, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SHEA C. GUILLORY, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 115 39th Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of JULY, 2003.

Mary Susan McClendon
By: Attorney-in-Fact

MARY SUSAN MCCLENDON, BY:
AUBREY LEE KELLY, ATTORNEY-IN-FACT
PURSUANT TO A POWER OF ATTORNEY
BEING PLACED OF RECORD IMMEDIATELY
PRIOR HERETO, as # 20030710-0095595

Davidson County DEEDWARR
Recvd: 07/10/03 11:54 2pgs
Fees:13.00 Taxes:554.63
20030710-0095596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUBREY LEE KELLY, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said MARY SUSAN MCCLENDON and is authorized by the said MARY SUSAN MCCLENDON to execute this instrument on HER behalf.

Witness my hand, at Office, this 2rd day of JULY, 2003.

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires:

Notary Public

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of West Grove Subdivision, as of record in Plat Book 421, page 87, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Susan McClendon, unmarried by deed dated April 30, 1999 from K.C. Culbertson, Exexcutrix of the Estate of Mildred Elizabeth Bailey of record in Book 11461, page 921, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 87, said Register's Office.