File Box 248

**RECORD AND RETURN TO:**
**NATIONS TITLE OF TENNESSEE, INC.**
**5214 MARYLAND WAY, STE. 208**
**BRENTWOOD, TN 37027**
**03TN04029**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/03 08:47 2pgs
Fees:13.00 Taxes:982.00

20030801-0109105

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**
**$260,000.00**

Gary B. Guinn Jennifer M. Guinn
**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2003**

Ann R. Waddell
**Notary Public**

**MY COMMISSION EXPIRES:** 11/29/06

NOTARY PUBLIC STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
**NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| **GARY B. GUINN**<br>**5580 SADDLEWOOD LANE**<br>**BRENTWOOD, TN 37027** | AmSouth Bank<br>2050 Parkway Office Cir.<br>RCN-7<br>Birmingham, AL 35244 | **171-12-0-A-0024.00 CO** |

FOR AND IN 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,

**TAE SUP BAN AND WIFE, KIL JA BAN**

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

**GARY B. GUINN AND WIFE, JENNIFER M. GUINN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 85, in the Lindsley Subdivision of the Chadwell Tract, of record in Plan Book 2, page 24, Register's Office for Davidson County, Tennessee.**

**Said Lot fronts 50 feet on the south side of Fatherland Street, formerly Vansiderin Street, and runs back between lines 145 feet 5 inches on the easterly line and 146 feet 2 inches on the the westerly line, to an alley on which it measures 50 feet.**

**Being the same Property conveyed to Tae Sup Ban and wife, Kil Ja Ban by deed of record in Book 11148, page 246, Registe'rs Office for Davidson Co., TN.**

Unimproved ( )

This is improved ( X) property known as **5580 SADDLEWOOD LANE, BRENTWOOD, TN 37027**

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 our hands this 25th day of JULY, 2003.

**TAE SUP BAN**

**KIL JA BAN**

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 TAE SUP BAN AND WIFE, KIL JA BAN the bargainors 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 and official seal at Brentwood, Tennessee, this 25th day of JULY, 2003.

Commission Expires: 11/30/05

Dolly T Peay
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

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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 _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2003.

My commission expires:_____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____ _____
Notary Public