SIDWELL & BA[illegible]TT, P.C.
121 1st Avenue So[illegible]uite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/29/03 07:53 2pgs
Fees:13.00 Taxes:887.63
20030829-0125478

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of August, 2003.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Steve Guidos and Joan C. McCuen
4320 General Bate Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO:
ERA Mortgage
P.O.Box 5954
Springfield, OH 45501-5954

MAP-PARCEL NUMBERS:
132-5/133

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, **Charles Herman Warnock, III and wife, Deborah Richey Warnock** hereinafter referred to as Grantors, hereby transfers and conveys to **Steve Guidos and wife, Joan C. McCuen** 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee being part of Lot No. 8 and that part of Bates Drive, formerly Park Avenue, immediately west of same on the map of Glendale Park, as of record in Book 57, Page 141, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charles Herman Warnock, III and wife, Deborah Richey Warnock by Warranty Deed from Joseph F. Primm and wife, Jacqueline A. Primm of Record in Book 11098, Page 345, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 57 Page 141, 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 2003, 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 4320 General Bate Drive, 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 August, 2003.

Charles Herman Warnock III

Deborah Richey Warnock

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 Charles Herman Warnock, III, and wife, and Deborah Richey Warnock, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 2003.

Notary Public

My Commission Expires: 11-17-05

09030-BP