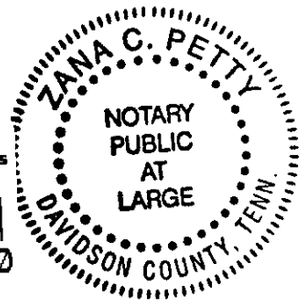
**Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 08/29/03 16:17 3pgs
Fees:18.00 Taxes:554.63



20030829-0126090

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 THE 29th DAY OF August 20 03

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Guyton (NAME)	Bank of America (NAME)	MAP 73-8
2866 McGavock Pike (ADDRESS)	200 S. College St. (ADDRESS)	PARCEL 5
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Charlotte, NC 28255 (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, Peter R. Morris and Charles D. Simms, a/k/a Charles D. Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Guyton and wife, Melinda C. Guyton

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 the 3rd Civil District of Davidson County, Tennessee, being Lot Number 305 on the Plan of Sunset View, Section Four, as of record in Book 2854, Page 63, Register's Office for said County, described as follows:

Beginning at an iron pin in the Southwesterly margin of McGavock Pike, being the common corner of Lots Numbers 305 and 306 on said plan; thence with the line between said two Lots, Southwesterly 135.3 feet to a monument with the line between said Lots Numbers 304 and 305, Southerly 148.6 feet to the Northerly margin of Kimberly Road; thence with the same around a slight curve to the left having a radius of 400 feet, Easterly 200 feet to a monument at the beginning of a curve, thence around said curve to the left having a radius of 20 feet, Northerly 31.42 feet to a monument in the Southwesterly margin of McGavock Pike; thence with the same, north 28 degrees 39 minutes East 160 feet to the beginning.

BEING the same property conveyed to Peter R. Morris and Charles D. Sims (a/k/a Charles D. Simms) by deed from Robert M. Wilson Jr., as Successor-Trustee, of record in Instrument 20030730-0107512, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2752,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2866 McGavock Pike, Nashville, TN 37214
(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 our hand/s this 29th day of August, 20 03

Peter R. Morris

Charles D. Simms

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 Peter R. Morris and Charles D. Simms, a/k/a Charles D. Sims

the bargainor s, 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 Nashville, Tennessee, this 29th day of August 20 03

Commission expires 1-27-07

Notary Public

DANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Page 594 and Book 2956, Page 595, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2854, Page 63, said Register's Office.

Charles D. Sims and Charles D. Simms being one and the same person.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.