File Box 9-B
#21813

This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

PLEASE RETURN ORIGINAL TO:
FIRST TITLE & ESCROW COMPANY, INC.
2000 RICHARD JONES RD. SUITE 110
NASHVILLE, TN 37215

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 359,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathleen C Guion

Affiant

Subscribed and sworn to before me this the 7th day of October, 2003
Notary Public

NOTARY PUBLIC
Commission Expiration:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 10/13/03 14:41 2pgs
Fees:13.00 Taxes:1328.30

20031013-0151526

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
KATHLEEN C. GUION ~~KARVEY M. GUION~~	AmSouth Bank 2050 Parkway Office Circle	510 Brighton Place Nashville, Tenn. ~~37215~~ 37205
HARVEY M. GUION	Birmingham, AL 38244	
		PROPERTY ADDRESS: 510 Brighton Place Nashville, Tenn. ~~37215~~ 37205

MAP PARCEL NUMBER
104-13-E-6CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, MATTHEW H. FONES, UNMARRIED ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto KATHLEEN C. GUION AND HUSBAND, HARVEY M. GUION (Collectively "Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 510 OF BRIGHTON PLACE CONDOMINIUMS, LOCATED ON THE WESTERLY PART OF LOT NO. 3 OF BRIGHTON PLACE OF RECORD IN BOOK 6250, PAGE 144, REGISTER'S OFFICE FOR SAID COUNTY, AND AS SHOWN ON "EXHIBIT B" TO THE MASTER DEED FOR BRIGHTON PLACE CONDOMINIUMS OF RECORD IN BOOK 6569, PAGE 529, SAID REGISTER'S OFFICE TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED TO MATTHEW H. FONES, UNMARRIED BY WARRANTY DEED OF FAYE S. THOMPSON, UNMARRIED DATED JUNE 19, 1996 AND RECORDED JUNE 21, 1996 IN BOOK 10093, PAGE 953, RE-RECORDED IN BOOK 10350, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 510 BRIGHTON PLACE, NASHVILLE, TN ~~37215~~ 37205

This property is subject to all encumbrances, easements, restrictive covenants , Master Deed of record in Book 6569, Page 529 and other matters of public record as may affect the property.

~~property.~~ MF

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 7th day of October, 2003.

Matthew H. Fones

MATTHEW H. FONES (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW H. FONES** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the **7th day of October,**

M Davis

Notary Public

My Commission Expires:_____

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005