McCann & Hubbard 7105 Crossroads Blvd. #102 Brentwood, TN 37027 615-377-3319	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF NOVEMBER, 2003. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIO CESAR JIMENEZ, ET AL	New Owner	**133-16-97**
(NAME) **300 TAMPA DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, DONALD J. GUYTON AND WIFE, MELINDA L. CAPPS, NOW KNOWN AS MELINDA C. GUYTON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIO CESAR JIMENEZ, UNMARRIED AND HUGO OMAR ALFARO, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Davidson County, Tennessee, being Lot No. 42 on the Plan of Kenilworth Estates, Section III, as of record in Book 2900, pages 149 and 150, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald J. Guyton and Melinda L. Capps by deed from Cheryl Robinson, unmarried, of record in Book 6363, page 273, Register's Office for Davidson County, Tennessee.

Melinda L. Capps and Melinda C. Guyton are one and the same person.

This conveyance is subject to all matters as set forth in the Plan of record in Book 2900, pages 149 and 150, said Register's Office, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/04/03 13:59 2pgs
Fees:13.00 Taxes:449.55
20031204-0174676

Unimproved ( )
This is improved(X) property, known as 300 TAMPA DRIVE, NASHVILLE, TN 37211
(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 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 21 day of **NOVEMBER, 2003**.

Donald J. Guyton
DONALD J. GUYTON

Melinda C. Guyton
MELINDA C. GUYTON

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 **Donald J. Guyton and Melinda C. Guyton**, 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 21st day of **November, 2003**.

My commission expires: **September 22, 2007.**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.