RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42890

Davidson County DEEDWARR
Recvd: 04/14/04 15:33 2pgs
Fees:13.00 Taxes:2571.50
20040414-0042244

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of March, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. McGuffin	Union Planters Bank, National Association	117-1-77
606 Lynnbrook Road	P. O. Box 2127	
Nashville, TN, 37215	Memphis, TN 38101-2127	

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, I/WE,

Albert F. Ganier, III, unmarried

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

Michael T. McGuffin and Shannon S. McGuffin, husband and wife

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 7th, formerly 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Lynnbrook Road 225 feet south of the south margin of Woodlawn Avenue; thence southerly along the easterly margin of said Avenue, 100 feet to a point which is 100 feet north of the northwest corner of Lot No. 1 of the Meadowlawn Subdivision of record in Book 974, page 35, Register's Office for Davidson County, Tennessee; thence easterly parallel to the northerly margin of Meadowlawn Subdivision, 200 feet to a point; thence northerly, parallel with the easterly margin of Lynnbrook Road, 100 feet to a point; thence westerly 200 feet to the point of beginning.

Being the same property conveyed to Albert F. Ganier, III, unmarried by Warranty Deed from Nancy P. Hamilton and husband, Michael A. Hamilton and Walton C. Akers, married, dated March 26, 1997 and of record in Book 10403, Page 514, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 606 Lynnbrook Road, Nashville, TN 37215

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 my/our hand(s) this 22nd day of March, 2004

A. F. Ganier III

Albert F. Ganier, III

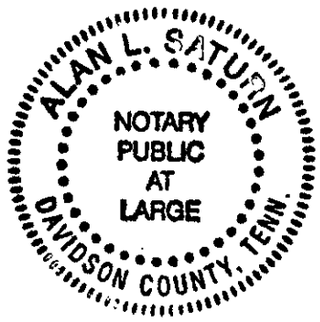
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Albert F. Ganier, III, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 2004.

Notary Public

My Commission Expires: 7/29/2006



My Commission Expires JULY 29, 2006