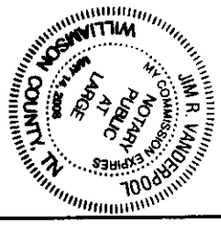
Return to.

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 192,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF AUGUST, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00398CP GUIN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Aaron S. Guin and Laura S. Guin	SunTrust Mortgage, Inc.	MAP:160-3
631 Oakley Drive	P.O. BOX 57028	Parcel:10
Nashville, TN 37220	Irvine, CA 92619	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DOUGLAS A. WHITTUM AND WIFE, MICHELLE WHITTUM

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

AARON S. GUIN AND WIFE, LAURA S. GUIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 631 Oakley Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 27th day of August, 2004.

Douglas A. Whittum

Michelle Whittum

Davidson County DEEDWARR
Recvd: 08/31/04 14:31 2pgs
Fees:13.00 Taxes:710.40

20040831-0105351

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, DOUGLAS A. WHITTUM AND MICHELLE WHITTUM, 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 Brentwood, Tennessee, this 27th day of August, 2004.

Notary Public _____

My Commission Expires: _____



EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 90, on the Plan of Haileywood Estates, Section V, as shown on plat of record in Plat Book 2330, page 74, in the Register's Office for Davidson County, Tennessee.Said Lot No. 90 fronts 90 feet on the south side of Oakley Drive and runs back between lines 236.5 feet on the west line and 235.1 feet on the east line to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Douglas A. Whittum, an unmarried person by Deed of record in Book 10912, Page 197, recorded 5/4/98, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.