This Instrument Prepared by:
KIRKSEY & McNAMEE PLC (CPC)
5250 Virginia Way, Suite 240
Brentwood, Tennessee 37027

PICK-UP

Davidson County DEEDWARR
Recvd: 10/19/04 16:05 2pgs
Fees:13.00 Taxes:1320.90
20041019-0125865

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Mark D. Boughton 2118 West Linden Avenue Nashville, TN 37212	Same as Owner	118-3-91

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JOHN GUIDER** (hereinafter "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto, **MARK D. BOUGHTON,** (hereinafter "Grantee"), his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot #3 on the resubdivision of a portion of reserved parcel "A," Section II, Fairground Commercial Park of record in Plat Book 6200, page 308, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron pin set on the southern right-of-way line Fairground Court, a 50-foot road, said point is the northwest property corner of the herein described tract and the northeast property corner of Lot #2, Section 2 of Fairground Commercial Park as of record in Plat Book 6250, page 394, R.O.D.C., Tennessee and being more fully described as follows:

1. With the southern right-of-way line of Fairground Court, and with a 687.89-foot radius curve to the left, a length of 125.70 feet to an iron pin set; said curve has a chord bearing and distance of S 77° 55' 07" E, 125.53 feet; said point is the northeast property corner of this tract; thence,

2. Leaving the southerly right-of-way line of Fairground Court and with the common property line of Reserved Parcel A, Section 2 of Fairground Commercial Park, S 17° 19' 16" W, 178.38 feet to an iron pin set; said point is in the northern property line of Melrose Heights Subdivision as of record in Plat Book 1835, page 11, R.O.D.C., Tennessee; said point is the southeast property corner of this tract; thence,

3. With the common property line of Melrose Heights Subdivision and this tract, following a fence, N 56° 13' 24" W. 130.34 feet to an existing iron pin; said point is the southeast property corner of Lot #2, Section 2 of Fairground Commercial Park and also being the southwest property corner of this tract; thence;

4. With the common property line of Lot 2 and this tract N 17 19' 16" E, 130.00 feet to the point of beginning and containing 19.033 square feet or 0.44 of an acre, more or less.

Being the same property conveyed to John Guider and wife, Cathy Ann Guider, by warranty deed of record in Book 8755, page 937, Register's Office for Davidson County, Tennessee, and to John Walter Guider by quitclaim deed from Cathy Ann Guider of record in Book 11412, page 939, said Register's Office.

This is the same description as appears in the previous deed to this property.

This is improved property known as 517 Fairground Court, Nashville, Tennessee.

John Walter Guider and John Guider are one and the same person.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said **Grantee**, his heirs and assigns, forever;

AND **Grantor** does covenant with the said **Grantee**, that **Grantor** is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered, except as follows:

1. Property taxes for the year 2004, which have been prorated and assumed by **Grantee**;

2. All matters shown on the Plan of record in Plat Book 6200, Page 308, said Register's Office.

AND **Grantor** does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said **Grantee**, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14 day of October, 2004.

GRANTOR:

JOHN GUIDER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforementioned, JOHN GUIDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 18th day of October, 2004.

C. Patterson Cron
Notary Public

My Commission Expires:

May 30, 2007

C. PATTERSON CRON NOTARY P L DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $357,000.00.

Mark D. Boughton
Affiant

Subscribed and sworn to before
me this 18th day of October, 2004.

C. Patterson Cron
Notary Public

My Commission Expires: May 30, 2007

C. PATTERSON CRON NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007