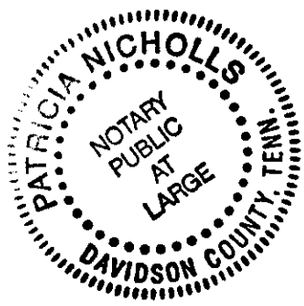
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas F. Guss	Union Planters Bank, N.A.	Map 86
312 Overridge Cove	7130 Goodlett Farms Parkway	Group 4-O-B
Hermitage, TN 37076	Cordova, TN 38016	Parcel 52-CO

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

Robert S. Reynolds and wife, Kelly A. Reynolds

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thomas F. Guss and wife, Joy S. Guss

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:

BEING Lot No. 103, on the Plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, Page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert S. Reynolds and wife, Kelly A. Reynolds by deed from Frank Batson Homes, Inc., of record in Book 10477, Page 642, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 9082, Page 567; Book 7900, Page 942; and Book 9082, Page 859, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 7900, Page 942, and Book 7900, Page 808, said Register's Office.

Power of Attorney of record in Instrument 20041025-0128066, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 312 Overridge Cove, Hermitage, TN 37076

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 our hands this 22nd day of October, 2004.

Robert S. Reynolds by Kelly A. Reynolds, his Attorney in Fact
Robert S. Reynolds
By: Kelly A. Reynolds, Attorney-in-Fact

Kelly A. Reynolds

Davidson County DEEDWARR
Recvd: 10/25/04 14:09 2pgs
Fees:13.00 Taxes:758.50

20041025-0128067

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 Kelly A. Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kelly A. Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Robert S. Reynolds, as his Attorney-in-Fact, as the free act and deed of the within named Robert S. Reynolds.

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

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.