This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
June P. Waynick
P.O. Box 159049
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **106-01**
GROUP
PARCEL **126.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles I. Guinn, Sr., unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **June P. Waynick**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Charles I. Guinn, Sr. by deed from GWD, LLC, a limited liability company of record in Instrument no. 200002250018495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Plat of record in Book 161, page 4, Register's Office, Davidson County, Tennessee, and, zoning, planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 883 Elm Hill Pike, Nashville, Tennessee 37210.

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", her heirs and assigns , forever, and, GRANTOR does covenant with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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.

Davidson County DEEDWARR
Recvd: 11/15/04 10:40 3pgs
Fees:18.00 Taxes:2127.50
20041115-0136668

WITNESS my hand this the 9th day of November, 2004.

Charles I. Guinn Sr. by Mindy Hickernell as atty in fact

Charles I. Guinn, Sr., by Mindy Hickernell, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mindy Hickernell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the attorney in fact for **Charles I. Guinn, Sr.,** the bargainor, and that as said attorney in fact she executed the within Warranty Deed bt signing the name of **Charles I. Guinn, Sr.** as her free act and deed..

WITNESS my hand and official seal this 9th day of November, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $575,000.00.

Irene P. Waynick
AFFIANT

Subscribed and sworn to before me on this 9th day of November, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

Exhibit "A"

Land in Davidson County, Tennessee, located in the Third Civil District being all of Lots Nos. 10, 11, 12, and the northerly 60 feet of Lot No. 9, on the Plan of Mrs. Lena Myers' Subdivision in the Old 15th Civil District of Davidson County, Tennessee, of record in Book 161, page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.