THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File #24305 **Record & Return To:**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $237,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Joel C. Guinn Cathy Smith Guinn 178 Jefferson Square Nashville, TN 37215	**Send Tax Bills To:** AmSouth Bank 2050 Parkway office Cr. Birmingham, AL 35244	**Tax Information:** Map No.131.05-0A Parcel No. 178.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin C. Fordham and wife, Beverly S. Fordham**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel C. Guinn and wife, Cathy Smith Guinn** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 178 Jefferson Square, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2005.

Benjamin C. Fordham

Beverly S. Fordham by Benjamin C. Fordham as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Benjamin C. Fordham**, 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, at office, this 31st day of May, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/08/05 12:48 2 pgs
Fees:13.00 Taxes:876.90
20050608-0065590

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Benjamin C. Fordham, Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Beverly S. Fordham, Principal, as her Attorney-In-Fact, as the free act and deed of the within named Principal.

Witness my hand and official seal, at office in Nashville, Tennessee on this 31st day of May, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Q-178 on the Plan of Jefferson Square Townhouses, Section One, Condominium Apartments of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime established by Master Deed of record in Book 4731, page 332, as amended in Book 5826, page 693 and Book 8550, page 3 and the By-Laws of Jefferson Square Section One (A Condominium), of record in Book 4731, page 341 as amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249 and Book 10355, page 305, said Register's Office.

Being the same property conveyed to Benjamin C. Fordham and wife, Beverly S. Fordham by deed dated August 12, 1996 from John N. Popham, Trustee of record in Book 10186, page 826, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. By-Laws of Jefferson Square (Section One), of record in Book 4731, page 341, amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306., Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Jefferson Square (Section One) of record in Book 8485, page 643 and Book 8556, page 701 and Instrument No. 20000209-0013274, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Jefferson Square (Section One), of record in Book 4731, page 332 and amended in Book 5826, page 693 and Book 8550, page 3., Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4675, page 12, Register's Office for Davidson County, Tennessee.
7. Easement for overhead line of record in Instrument No. 20020122-0008268, Register's Office for Davidson County, Tennessee.