Davidson County DEEDWARR
Recvd: 08/25/05 14:56 3 pgs
Fees:18.00 Taxes:602.73

20050825-0101897

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Marisol Pena	Market Street Mortgage	Map 164-13
3625 Longhaven Crossing	P.O. Box 22128	Parcel 34.00
Antioch, TN 37013	Tampa, FL 33622	

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joel C. Guinn and wife, Cathy Smith Guinn** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **MarisolPena** (The "Grantee")her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 196 on the Resubdivision of Lots 195 and 196 of Asheford Crossing, Section One, a Planned Unit Development, as of record in Plat Book 8250, page 404, Register's Office for said County, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Joel C. Guinn and wife, Cathy Smith Guinn from Phillips Builders, Inc., of record in Book 9928, page 106, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Book 8250, page 484, said Register's Office for Davidson County Tennessee.
3. Restrictive Covenants of record in Book 9651, page 900; as amended in Book 9980, page 482, Book 10301, page 180 and Book 11040, page 941, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3625 Longhaven Crossing, Antioch, TN 37013.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $162,900.00.

Affiant

Subscribed and sworn to before me this 24 day of July, 2005.

Notary Public

JOHN NOTESTINE 376[illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 9-24-2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of July, 2005.

Joel C. Guinn

Cathy Smith Guinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Joel C. Guinn and Cathy Smith Guinn with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July, 2005.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 9-24-2005

STATE OF TENNESSEE, DAVIDSON COUNTY, TO WIT:

I hereby certify that on this 29th day of July, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared, Joel C. Guinn and wife, Cathy Smith Guinn, satisfactorily proven to be the person(s) whose name(s) are subscribed to the within Correction Agreement-Limited Power of Attorney and acknowledgment that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

My Commission expires: 9-24-2006

Notary Public

