WARRANTY DEED

AT-20060093

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of May, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Candice R. Guinn Charles I Guinn, Jr.	Irwin Mortgage Corporation	160-14-0-C 037.00
737 Fox Ridge Drive	400 Interstate N Parkway, Suite 580	
Brentwood, TN 37027	Atlanta, GA 30339	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Peggy P. Wilburn and Amber N. Wilburn, as joint tenants with right of survivorship, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Candice R. Guinn, a single woman and Charles I Guinn and Penny Guinn, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Unit No. 737 of Brentwood Trace Condominiums Subdivision, Section III, of record in Plat Book 5200, pages 376-377, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peggy P. Wilburn and Amber N. Wilburn as joint tenants with right of survivorship from Joshua David Kavin, married and Emily Kavin by Warranty Deed dated August 20, 2001 and recorded September 7, 1002 in Instrument #20010907-0097508, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 737 Fox Ridge Drive, Brentwood, TN 37027.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 10th day of May, 2006

Peggy P. Wilburn

Archie Wilburn

Archie Wilburn for Amber Wilburn, POA

Amber N. Wilburn

Davidson County DEEDWARR
Recvd: 05/11/06 13:03 2 pgs
Fees:13.00 Taxes:473.60
20060511-0055464

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Peggy P. Wilburn and Archie Wilburn, the bargainor(s), 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 and official seal at Williamson, Tennessee, this 10th day of May, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of May, 2006, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Archie Wilburn, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Amber N. Wilburn, and as such Attorney in Fact for Amber N. Wilburn, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Amber N. Wilburn to execute this instrument on behalf of Amber N. Wilburn.

Witness my hand and official seal on this 10th day of May, 2006.

:

Notary Public

My Commission Expires: 6-26-07

