Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Box 19-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $126,500.00

Davidson County DEEDWARR
Recvd: 06/12/06 13:05 2 pgs
Fees:13.00 Taxes:468.05
20060612-0069695

RACHEL LOAYZA
STATE OF TENNESSEE
EXP. 1/23/10
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2006.

Notary Public
My commission expires: 1/23/10

03-0605-33635

Address of New Owner:	Send Tax Bills to:	Tax Information
Antionette Armstrong 3203 Priest Woods Nashville TN 37214	AmSouth Bank 2050 Parkway Office Cir. Birmingham, AL 35244	108-16-271

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Lynn Guess and wife, Crystal Guess, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Antionette Armstrong, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 15-B, on the Plan of Zone Lot Division, Lots 15 & 17, Section 4, Lakeview Hills, of record in Book 5200, Page 642, as amended in Book 6250, Page 212, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Lynn Guess and wife, Crystal Guess by deed from Craig Sanford and Immanuel Dhanarajan, dated June 27, 2001, of record in Instrument No. 20010703-0070607, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3203 Priest Woods, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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.

WITNESS my hand this 26th day of May, 2006.

Michael Lynn Guess

Crystal Guess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Lynn Guess and Crystal Guess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of May, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09