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*THIS INSTRUMENT PREPARED BY:*
***Douglas A. Brace, Reg. #3485***
***ORTALE, KELLEY, HERBERT & CRAWFORD***
*200 Fourth Avenue North, Third Floor*
*P.O. Box 198985*
*Nashville, TN 37219-8985*
*(615) 256-9999*

Davidson County DEEDWARR
Recvd: 06/22/06 13:43 3 pgs
Fees:18.00 Taxes:2664.00
20060622-0074681

*STATE OF TENNESSEE ]*
*COUNTY OF DAVIDSON ]*

*The actual consideration or value, whichever is greater, for this transfer is $720,000.00.*

*Affiant*

*SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2006.*

*Notary Public*

*My commission expires:* 5.24.08

LINDA BRAKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**Name and Address of New Owner**:

Kathleen C. and Harvey M. Guion, Jr.
1965 Edenbridge Way
Nashville, TN 37215

**Send Tax Bills To:**

SAME ADDRESS AS NEW OWNER

**Street Address of Subject Property:**

1965 Edenbridge Way
Nashville, TN 37215

**Map and Parcel:**

159-1-13

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES C. HEARN, JR. AND WIFE, MARSHA DAVIS HEARN,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **KATHLEEN C. GUION AND HUSBAND, HARVEY M. GUION, JR.,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hound's Run, a Planned Unit Development, of record in Book 6900, pages 167 thru 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James C. Hearn, Jr. and wife, Marsha Davis Hearn, by Warranty Deed from Dwight P. Wiles and wife, Diana B. Johnson, of record as Instrument No. 20020729-0090726, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Davidson County taxes for the year 2006 which have been prorated between the parties and assumed by Grantees.

2. Matters shown on plan of record in Book 6900, pages 167 thru 171, Register's Office for Davidson County, Tennessee.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Hound's Run, of record in Book 7079, page 995, as amended in Book 7238, page 736, and the By-Laws appended thereto, of record in Book 7080, page 8, as amended by Instrument No. 20060206-0014746, Register's Office for Davidson County, Tennessee.

4. Charter of Hound's Run Homeowners Association of record in Book 7253, page 992, Register's Office for Davidson County, Tennessee.

5. From Information Supplied, Mortgage Loan Inspection of the subject premises by John Kohl and Company, P.C. dated June 2, 1998, discloses the house encroaches upon the front minimum building setback line.

6. Subject to the rights of others in and to the common areas.

7. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized 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; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantees, 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** our hands this 21st day of June, 2006.

James C. Hearn Jr.

**JAMES C. HEARN, JR.**

Marsha Davis Hearn

**MARSHA DAVIS HEARN**

**STATE OF TENNESSEE]**
**COUNTY OF DAVIDSON]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES C. HEARN, JR. AND WIFE, MARSHA DAVIS HEARN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and seal at Nashville, Tennessee, the day and year first above written.

**NOTARY PUBLIC**

**My commission expires:**

NOTARY PUBLIC
AT LARGE
Rubye Rainey
My Commission Expires
March 4, 2007
STATE OF TENNESSEE

*F:\RUBYE\hearn to guion wd.doc*