PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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BOX 10-A

W & I Ref: dm Title No: 48763

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/02/07 12:40 3 pgs
Fees:18.00 Taxes:577.20

20070702-0078668

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew W. Guinn Tommy D. Guinn 5037 Countryside Drive Antioch, Tennessee 37013	Community First Bank & Trust 501 South James Campbell Boulevard Columbia, TN 38401

TAX MAP-PARCEL NUMBERS: 14906006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$156,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Becker and spouse, Sharen Camille MacEnulty**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew W. Guinn and Tommy D. Guinn, tenants in common with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Pebble Trail Section I of record in Book 6900, page 990 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel Becker and wife, Sharen Camille MacEnulty by deed from John L. Hewitt and wife, Hillary J. Hewitt of record in Doc. No. 20030606-0078559, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900 Page 990, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof.

This instrument is executed on behalf of Sharen Camille MacEnulty by Daniel Becker pursuant to a Power of Attorney executed by her/him/them on the _____ day of June, 2007 of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 5037 Countryside Drive, Antioch, Tennessee 37013

*20070702-0078667

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2007 .

Daniel Becker

Sharen Camille MacEnulty by Daniel Becker AIF

Sharen Camille MacEnulty By:Daniel Becker, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 28th day of June, 2007 , before me the undersigned authority, personally appeared **Daniel Becker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $156,000.00

Affiant

Sworn and subscribed before me this 28th day of June, 2007

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

My Commission Expires: _____

Notary Public

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 , **Daniel Becker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sharen Camille MacEnulty** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2007

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

EXHIBIT "A"

To
Warranty Deed

FROM: Daniel Becker and spouse, Sharen Camille MacEnulty

TO: Andrew W. Guinn and Tommy D. Guinn, tenants in common with right of survivorship

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Daniel Becker, Affiant

Sworn to and subscribed before me this 28th day of June, 2007

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011