This Instrument Prepared by:
KIRKSEY & McNAMEE PLC (CPC)
5250 Virginia Way, Suite 240
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/07/07 15:11 2 pgs
Fees:13.00 Taxes:1665.00
20070807-0094478

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Nos.**
John W. Guider 606 Fatherland Street Nashville, TN 37206	Same as Owner	83-9-471

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **ELAINE SIRCY and KEVIN MARK SCOTT** (hereinafter "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto, **JOHN W. GUIDER,** (hereinafter "Grantee"), his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 1 on the Plat of Lindsley Park Addition, as shown by plat of record in Plat Book 547, page 76, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elaine Sircy and Kevin Mark Scott by quitclaim deed of record as Instrument No. 20031020-0154540, Register's Office for Davidson County, Tennessee.

This is the same description as appears in the previous deed to this property.

This is improved property known as 1520 Woodland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said **Grantee**, his heirs and assigns, forever;

AND **Grantors** do covenant with the said **Grantee**, that **Grantors** are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered, except as follows:

1. Property taxes for the year 2007, which have been prorated and assumed by **Grantee**;

2. All matters shown on the Plat of record in Plat Book 547, Page 76, said Register's Office.

3. Possession of said property to be delivered to **Grantee** not later than 5:00 p.m. on the 30th day following the date of this instrument.

AND **Grantors** do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said **Grantee**, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of August, 2007.

GRANTORS:

Elaine Sircy
ELAINE SIRCY

Kevin Mark Scott
KEVIN MARK SCOTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforementioned, ELAINE SIRCY and KEVIN MARK SCOTT, the within named bargainors, 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 Nashville, Tennessee this 1st day of August, 2007.

C. Patterson Cron
Notary Public

C. PATTERSON CRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 2, 2011

My Commission Expires:
May 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $450,000.00.

Affiant

Subscribed and sworn to before
me this 1st day of August, 2007.

C. Patterson Cron
Notary Public

C. PATTERSON CRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 2, 2011

My Commission Expires: May 2, 2011