THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
5409 Maryland Way
Suite 105
Brentwood, TN 37027
615/377-9370

Davidson County DEEDWARR
Recvd: 09/20/07 14:00 3 pgs
Fees:18.00 Taxes:460.65
20070920-0112724

WARRANTY DEED

From: **ELSA W. GUYNN**

To: **STEVE GUYNN**

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
Steve Guynn 1713 Blairmont Drive Lebanon, TN 37087	Same	147-8/152

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED and 00/100 Dollars ($124,500.00).

Steve W. Guynn
Affiant

SUBSCRIBED AND SWORN TO before me, this the 31 day of AUGUST, 2007.

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

G. Philip Anderson
Notary Public

My Commission Expires:
7.19.08

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, ELSA W. GUYNN, as Grantor has bargained and sold, and by these presents does transfer and convey unto the said STEVE GUYNN, as his sole and separate property, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 128 on the Plan of Section III, Hillbrook, as of record in Book 3300, page 84, Register's Office for said County.

SAID Lot No. 128 fronts 77 feet on the east side of Faulkner Drive, and extends back 148.2 feet on the south line and 159.9 feet on the north line, to a dead line in the rear on which it measures 77.88 feet..

BEING all the same property conveyed to William H. Guynn and Elsa W. Guynn, the said William H. Guynn having died March 8, 1995, by deed from William & Lee, Inc., of record in Book 3957, Page 923, RODC.

This conveyance is made subject to the restrictions in Book 3460, page 295, and to the easements and limitations shown on the map of record in Book 3300, page 84, said Register's Office.

This is improved property, known as 3726 Faulkner Drive, Nashville, Tennessee.

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, his heirs and assigns forever. And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. And Grantor does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

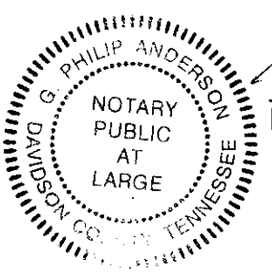
WITNESS my hand this 31 day of August, 2007.

Elsa Guynn
ELSA W. GUYNN

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **ELSA W. GUYNN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of August, 2007.



Notary Public

My Commission Expires:
7.19.08