Davidson County DEEDWARR
Recvd: 10/17/07 12:50 2 pgs
Fees:13.00 Taxes:28.36
20071017-0123206

Prepared by:
Com Unity Title, LLC
100 Doyle Hill Road
Charlotte, TN 37036

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $7,665.00

Charles F. Birk
Affiant

Subscribed and sworn to before me, this 4th day of October, 2007.

Notary Public
My commission expires: 7/24/2010

Address of New Owner:	Send Tax Bills to:	Tax Information
CHARLES F. BIRK 3646 Alessio Rd Whites Creek, TN 37189	SAME	Part of Map 038 Parcel 066.00

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, John W. Guye, Sr., and wife, Brenda J. Guye, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Charles F. Birk and wife, Thelma R. Birk, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being a tract of land in the 1st Councilmanic District of Davidson County, and a portion of that property conveyed to John W. Guye, Sr., in Instrument # 20030130-0012871, Registers Office for Davidson County, Tennessee, and accurately described as follows:

Beginning at an existing pin in the northerly margin of Alessio Road, said pin being a common corner of Charles Birk in (DB 3808, PG 134) Register's Office for Davidson County, Tennessee and the most southeast corner of herein described tract; Thence now leaving said margin with said Birk for the next two calls: N 18 degrees 11' 41" W, 250.47 feet to an existing iron pin at a corner post; thence N 84 degrees 54' 50" E, 95.16 feet to an existing pin at a Tee post; Thence now leaving said Birk with a new line S 09 degrees 15' 00" W, 235.59 feet to a set iron pin in the northerly margin of said Alessio Road; Thence with said margin S 75 degrees 43' 20" W, 41.92 feet to the point of beginning containing 0.418 acres, according to a survey dated 10/02/2007, by Tommy E. Walker RLS TN # 1465.

Being part of the same property conveyed to John W. Guye, Sr., and wife, Brenda J. Guye, by Quitclaim deed from Lee A. Cohen, Trustee, recorded in Instrument # 20030130-0012871, 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 is unimproved property being part of 3642 Alessio Road, Whites Creek, TN 37189

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, successors and assigns, forever. Grantors covenant with the Grantees that the Grantors 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. Grantors further covenant and bind themselves, heirs, successors, assigns and representatives, to warrant and forever defend the title to said land 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 my hand this 11th day of October 2007.

JOHN W. GUYE, SR.

BRENDA J. GUYE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John W. Guye, Sr., and wife, Brenda J. Guye, 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 11th day of October, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 7/24/2010