THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF November 2007 Notary Public MY COMMISSION EXPIRES: May 29 2008 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus E. Gullen	GUARANTY TRUST COMPANY	MAP 91-6
5510 Pennsylvania Avenue	316 Robert Rose Drive	PARCEL 202
Nashville, TN 37209	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Roy C. Hay and wife, Martha C. Hay**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcus E. Gullen**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 1.2 feet of Lot 1415, all of Lot No. 1417 and the easterly 11.4 feet of Lot No. 1419, Block 41, Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Registers office for Davidson county, Tennessee.

Said part of Lot No. 1415, all of Lot No. 1417 and part of Lot No. 1419, front together 37.6 feet on the northerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to the alley.

Being the same property conveyed to Roy C. Hay and wife, Martha C. Hay by quitclaim deed from Roy C. Hay and wife, Martha C. Hay and Garry W. Brown and wife, Tina M. Brown, of record in Book 9206 page 447, Registers Office of Davidson County, Tennessee, dated December 31, 1993.

Being the same property conveyed to Roy C. Hay and wife, Martha C. Hay and Garry W. Brown and wife, Tina M. Brown by deed from Deborah Darlene Pirtle, individually and Deborah D. Pirtle, Guardian of the minor children, Tracy Michael and Kimberly Danielle Pirtle, of record in Book 6649 page 920, Registers Office of Davidson County, Tennessee, dated September 4, 1985.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **5510 Pennsylvania Avenue, Nashville, TN 37209.**

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the 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 our hand(s) this the 9th day of November, 2007.

Davidson County DEEDWARR
Recvd: 11/21/07 08:10 2 pgs
Fees:13.00 Taxes:216.45
20071121-0136096

Roy C. Hay
Roy C. Hay

Martha C. Hay
Martha C. Hay

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 **Roy C. Hay** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2007.

My Commission expires May 24 2008

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 **Martha C. Hay** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2007.

My Commission expires May 24 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds