STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $130,000.00

Subscribed and Sworn before me, this the 17 day of November 2007

My Commission Expires 11-14-09

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 14, 2009

(Affix Seal)

Juan Marks
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: **ROBERT GREENE, ATTORNEY**	
208 Third Avenue N. Suite 500, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO
Juan Marks (Name)	Same (Name)
4517 Winston Drive (Street Address)	(Street Address)
Nashville, TN 37218 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. 105-13-105	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **DONNIE E. GWYNN, UNMARRIED AND CHARLINE GWYNN, UNMARRIED, HEREINAFTER CALLED GRANTORS HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JUAN MARKS, HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Land in Davidson County, Tennessee, being the easterly half of Lot(s) No. 66 on the Map entitled the Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 66 fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to PHILLIP L. GWYNN AND WIFE , JIMMIE I. GWYNN, by deed from EDWIN AMOS HILL AND WIFE, IRENE WRIGHT HILL, of record in Boob 3805, page 915, dated August 24, 1964, said Register's Office. The said Phillip L. Gwynn and wife Jimmie L. Gwynn, both having since died. And being the same property conveyed to James P. Gwynn by Quitclaim Deed from Gladys Webster of record in Book 8399, page 304, dated July 12, 1991, said Register's Office. The said James P. Gwynn having since died, survived by his wife, Charline Gwynn and son Donnie E. Gwynn, his sole surviving heirs at law as evidenced by Affidavit of Heirship of record as Instrument No. 20071206 0141499

Davidson County DEEDWARR
Recvd: 12/06/07 15:55 2 pgs
Fees:13.00 Taxes:481.00

20071206-0141500

THIS IS IMPROVED PROPERTY KNOWN AS 1210 Elmwood Avenue , Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 hands this 15th day of ~~December~~ November RB. 2007,

Donnie E. Gwynn
DONNIE E. GWYNN, UNMARRIED

Charline Gwynn
CHARLINE GWYNN, UNMARRIED

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Donnie E. Gwynn, Unmarried the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of November 2007.

My Commission expires: 11/14/09

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 14, 2009

Notary Public

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Charline Gwynn, Unmarried the bargainor(s), 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 at office this 15th day of November 2007.

My Commission expires: 11/14/09

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 14, 2009

Notary Public