Davidson County	DEEDWARR
Recvd: 04/02/08 08:06	3 pgs
Fees:18.00 Taxes:592.00	
20080402-0032757	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$160,000.00** (One Hundred Sixty Thousand).

Stacey Lessure
AFFIANT

Subscribed to and sworn before me this 31st day of March, 2008.

J. Hall
NOTARY PUBLIC MY COMMISSION EXPIRES: 9-18-2011

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Constance N. Guerin & Christopher C.Guerin 409 Barbara Drive Madison,TN 37115	Countrywide Bank, FSB 801 Crescent Center Dr.#510 Franklin, TN 37067	051-03-0-207.00

WARRANTY DEED

FOR AND IN 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, I/WE, **CHARLES E. WILES, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CONSTANCE N. GUERIN AND HUSBAND CHRISTOPHER C. GUERIN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 8, on the Plan of Stratton Heights, as shown on plat of record in Plat Book 1835, page 13, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 184 feet on the southerly margin of Barbara Drive and extends back 263.7 feet on the westerly line an d197.5 feet on the easterly line to a dead line, measuring 223 feet thereon.

Being the same property conveyed to Charles E. Wiles and wife, Mary Frances Wiles by Deed of record in Book 1971, Page 64, Register's Office for Davidson County, Tennessee.

Mary Frances Wiles having since died on March 25, 2005 , a resident of Davidson County, Tennessee, and being survived by his spouse, Charles E. Wiles.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **409 BARBARA DRIVE** **MADISON,TN37115**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2008

WITNESS, this 31st day of March, 2008

Charles E. Wiles

Charles E. Wiles

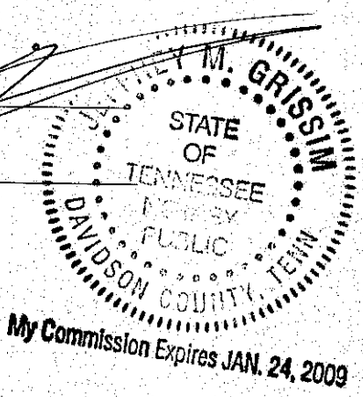
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of March, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles E. Wiles** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of March, 2008.

Notary Public

Commission Expires:



LTSR Number:

GTE File: 2008

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

