200808001S
Record & Return to:

CLG Title & Ecrow Services, LLC
1104-B Fatherland St.
Nashville, TN 37206

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Bradley K. Guzda
5509 Fairhaven Drive
Nashville, TN 37211

SEND TAX BILL:

Mortgagee

Davidson County DEEDWARR
Recvd: 09/19/08 13:49 2 pgs
Fees:13.00 Taxes:680.80
20080919-0095853

MORTGAGEE:
Bank of America
9000 Southside Blvd., Suite 600
Jacksonville, FL 32256

MAP AND PARCEL:
MAP 161-10-B
PARCEL 114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GARY D. EEDS and wife, ANGELA M. EEDS**, ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto **BRADLEY K. GUZDA**,* ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

*unmarried

Land in Davidson County, Tennessee, being Lot(s) 406, as shown on the map entitled Second Revision, Phase Six, Villages of Brentwood, of record as Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GARY D. EEDS and wife, ANGELA M. EEDS, by deed from JOHN K. MURPHY and wife, MARJORIE D. MURPHY, of record as Instrument No. 20031113-0165996, dated October 31, 2003, said Register's Office.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 5509 Fairhaven Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 19th day of September, 2008.

GARY D. EEDS

ANGELA M. EEDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared GARY D. EEDS and ANGELA M. EEDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 19th day of September, 2008.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $184,000.00.

AFFIANT

Subscribed and sworn to before me
this 19th day of September, 2008.

NOTARY PUBLIC

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-20-2010