RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Dan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF Feb, 2009

NOTARY PUBLIC

My Commission expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 09010031

Shirley M. Flippo

Address of New Owner	Send Tax Bills To:	Tax Information:
Dan Guerincy and David Thornton 765 Florence Circle Madison, TN 37115	Same	052-06-0-075.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Shirley M. Flippo, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Dan Guerincy, unmarried and David Thornton, unmarried**, GRANTEES herein, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being Lot No. 64 on the plan of Madison Heights Subdivision, Section 1, of record in Book 1424, page 6, Register's Office for said County.

Said Lot No. 64, which is a corner lot, fronts 168.3 feet on the northerly margin of Florence Avenue and fronts 58 feet on the northeasterly margin of Florence Avenue, said frontages being joined by a curve having a length of 71.19 feet, and extends back 195.5 feet on the easterly line and 270.0 feet on the northwesterly line.

Being the same property conveyed to Shirley M. Flippo by quitclaim deed from David D. Flippo, dated 08/15/2008 and recorded on 09/15/2008 at Instrument Number 20080915-0093830 Register's Office for Davidson County, Tennessee. Further the same property conveyed to David D. Flippo and wife, Shirley M. Flippo by deed from Lynn H. Jones and wife, Marcy F. Jones, dated 07/01/1983 and recorded on 07/07/1983 at Book 609, page 771, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
765 Florence Circle, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2009 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Madison Heights Subdivision, Section 1, of record in Book 1424, page 6, to which reference is made for a more complete description.
3. Restrictive covenants recorded in Book 1049, page 524, and Book 1469, page 223 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Easement of record in Book 6161, page 278, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Davidson County DEEDWARR
Recvd: 02/19/09 16:05 2 pgs
Fees:13.00 Taxes:610.50
20090219-0014671

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, his heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Shirley M. Flippo,** has caused this instrument to be executed, this the 18th day of February 2009.

Shirley Flippo

Shirley M. Flippo

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Shirley M. Flippo**, 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.

This the 18th day of Feb, 2009.

My commission Expires: 6/26/10

NOTARY PUBLIC

LEWIS BONER MCCOY
CHEATHAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC