WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/09 10:07 4 pgs
Fees:23.00 Taxes:122.10
20090515-0044718

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$33,000.00.**

Affiant

Subscribed and sworn to before me this 23rd day of April, 2009.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
1115 North 8th Street Trust	SAME	082-04-0-065.00
PO Box 791		
Joelton, TN 37080		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Leslie Guinn, Jr., Norma J. Guinn, Toni Guinn, and Calvin E. Russell, Jr.** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 1115 North 8th Street Trust, ~~1520 Parsons~~, as Trustee.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* TN HOMEBUYERS, INC.

Being Lot No. 317 and the southerly 12 feet of Lot No. 318 on the plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 317 and the southerly 12 feet of Lot No. 318 adjoin and front together 43 feet on the easterly side of North 8th Street, and extend back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to Sherri Green, William Leslie Guinn, Jr., Norma J. Guinn, and Toni Guinn, by deed from Sherri Green, as Executrix of the Estate of Barbara Guinn, on August 2, 1991, of record in Book 8415, page 372, Register's Office for Davidson County, Tennessee. The said Sherri Green having died leaving as her only heir, Calvin E. Russell. Affidavit of Heirship of record in Instrument Number 20090515-0044717 **, said Register's Office**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 12, Register's Office Davidson County, Tennessee.

This is improved property known as: **1115 North 8th Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

William Leslie Guinn, Jr.
by Pamela Reed for
the Guinn Family 1115 Trust
conservator

William Leslie Guinn, Jr.

Norma J. Guinn

Toni Guinn

Calvin E. Russell, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of February, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Leslie Guinn, Jr.,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of ~~February~~ April, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Norma J. Guinn.,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 8/23/11

_____
Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of February, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Toni Guinn,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 8/23/11

_____
Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 5th day of February, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Calvin E. Russell, Jr.** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 10/28/2009

_____
Notary Public

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Paula W. Reed, Officer for The Guardianship and Trusts Corporation of Tennessee, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Conservator for the estate of William L. Guinn, Jr. the within named bargainor(s), and that he/she as such Conservator being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William L. Guinn, Jr., the bargainor(s), by the said Paula W. Reed, as Conservator.

WITNESS my hand and seal, this 23rd day of April, 2009

NOTARY PUBLIC My Commission Expires: 8/23/11



I, Hal Wilson, 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 according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

My commission expires: 04-15-12

(Seal)