BILL GARRETT, Davidson County
Trans:T20100035569 DEEDWARR
Recvd: 06/11/10 09:48 2 pgs
Fees:13.00 Taxes:677.10
20100611-0045410

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

**ADDRESS NEW OWNER:**

Zachary F. Guest
Suzanne K. Guest
6913 Stone Creek Road
Nashville, TN 37221

**SEND TAX BILL:**

Myers Park Mortgage, Inc.
141 Providence Road
Charlotte, NC 28207

**MORTGAGEE:**

**MAP AND PARCEL:**

141-15-0B-076 CO

## 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, **Daniel R. Morris and wife, Marcia M. Morris** ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Zachary F. Guest, and wife, Suzanne K. Guest** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of The Re-Subdivision of Lots 276 and 277 of Rolling River Estates, Section III, as of record in Plat Book 5190, page 322, Register s Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Daniel R. Morris and wife, Marcia M. Morris, by deed from Timothy Fallon, unmarried, of record as Instrument No. 20021227-0160020, dated December 20, 2002, 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 6913 Stone Creek Road, Nashville, TN 37221.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their 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, their 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 our hands this 9th day of June, 2010.

Daniel R. Morris

Marcia M. Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Daniel R. Morris and Marcia M. Morris, 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 9 day of June, 2010.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $183,000.00.

AFFIANT

Subscribed and sworn to before me
this 10th day of June, 2010.

NOTARY PUBLIC

My Commission Expires: _____

TERRI D JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires April 4, 2011