BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2010. Notary Public MY COMMISSION EXPIRES: August 23, 2011. (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN E. JOHNSON	**SAME**	**091-09-0A-013.00 CO**
(NAME) **6213 CALIFORNIA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOHN W. GUYE, SR., AND WIFE, BRENDA J. GUYE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN E. JOHNSON,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit 13 as shown on the map entitled Deal Avenue Planned Unit Development, of record as Book 6200, page 354, Register's Office for Davidson County, Tennessee. Now known as Unit 13, Parkside Place Condominiums of record in Book 6714, page 400, said Register's Office to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to JOHN W. GUYE, SR. and wife, BRENDA J. GUYE, by deed from JOHN E. JOHNSON, of record as Instrument No. 20040604-0066023, dated June 3, 2004, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 6200, page 354 and in Book 6714, page 400, said Register's Office, restrictive covenants of record in Book 6714, page 400, Water/Sewer Easement of record in Book 7026, page 854, HOA Charter of record in Book 6676, page 354, Storm Water Detention Agreement of record in Book 6654, page 396, By-Laws of record in Book 6714, page 408, said Register's Office, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( ) This is unimproved property.
This is improved(X) property, known as **6026 DEAL AVENUE #13, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20100038468 DEEDWARR
Recvd: 06/24/10 10:20 2 pgs
Fees:13.00 Taxes:222.00

20100624-0049296

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness our hands this 24 day of JUNE, 2010.

JOHN W. GUYE, SR.

BRENDA J. GUYE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Guye, Sr. and Brenda J. Guye, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of June, 2010.

My commission expires: **AUGUST 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public