5037 PAGE 155

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,250.00

Ricky W. Guinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 1976.

Notary Public

MY COMMISSION EXPIRES: 12-2-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky W. Guinn, Sr. (NAME)	Schumacher Mortgage Company (NAME)	11W-84830
207 Sentinel Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue Clark Tower (STREET ADDRESS)	103-4-305
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38117 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Arthur S. Leebrick, Jr., et ux, Joan Leebrick and Otis W. Charlton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky W. Guinn, Sr. et ux, Kathy J. Guinn

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 104 on the Map of Valley View Subdivision, Section III, as of record in Book 2330, page 148, Register's Office for said County.

Said Lot No. 104 fronts 56 feet on the southwest margin of Sentinel Drive and extends back between lines 220.9 feet on the northwesterly line and 233.6 feet on the southeasterly line to a dead line in the rear, measuring 79 feet thereon.

Being the same property conveyed to Arthur S. Leebrick, Jr., et ux, Joan Leebrick, by deed from Dewey W. Podigo, Trustee, of record in Book 4857, page 698, Register's Office for said County. Otis W. Charlton joints in the execution of this instrument for the purpose of conveying any and all interest that he may have in the above described property.

This is unimproved ( ) improved (X) property, known as 207 Sentinel Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 28th day of May, 1976

Arthur S. Leebrick, Jr.

Otis W. Charlton

Joan Leebrick

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur S. Leebrick, Jr., et ux, Joan Leebrick, and Otis W. Charlton

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of May 19 76

Commission expires Oct 16 1976

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

File Box #4

WARRANTY DEED

FROM

Arthur S. Leebrick, Jr., et ux,
and
Otis W. Charlton

TO

Ricky W. Guinn, Sr., et ux

D 54603

IDENTIF. REFERENCE

JUN 18 4 10 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

JUN 18	CONV	16,250.00		
JUN 18	S'TAX		B*	42.12
JUN 18	PR'FEE		B*	.50
	M'DEED		B*	4.00
				.62

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.