WARRANTY DEED

BOOK 5274 PAGE 381

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,129

James S. Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April, 1978

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 28, 1979

(AFFIX SEAL)

mail THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES S. SWEENEY Sr. (NAME)	NATIONAL MTG Co. (NAME)	61-13
907 Two Mile Pky (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd (STREET ADDRESS)	24
Goodlettsville TN 37072 (CITY) (STATE) (P. O. ZIP)	Memphis TN (CITY) (STATE) (ZIP)	12 DZ 16592

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, JOHN T. GUINN and wife, JEAN GUINN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES S. SWEENEY, SR.

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:

Being Lot No. 134 on the Plan of Shepardwood Subdivision, Section 2, as of record in Book 4460, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to John T. Guinn and wife, Jean Guinn by deed from Harold H. Davison and wife, Charlene Davison of record in Book 5079, page 602, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 2606 Bethwood Drive, Nashville, Tennessee 37207
(House Number) (Street) (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 13 day of April, 1978

John T. Guinn
JOHN T. GUINN

Jean T. Guinn
JEAN GUINN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5274 PAGE 382

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Guinn and Jean Guinn

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 , Tennessee this day of April, 1978

Commission Expires October 28, 1978 Notary Public

STATE OF
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 purpose 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

E 6027 5

IDENTIF. REFERENCE

APR 18 9 00 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 18 78	CONV	20,129.00			
APR 18 78 S'TAX			B*	52.26	
APR 18 78 PR'FEE			B*	.50	
APR 18 78	W'DEED		B*	4.00	* 56.76

WARRANTY DEED

FROM

JOHN T. GUINN, et ux

TO

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York