WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

John T. Guinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April, 19 78

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 28, 1978
(AFFIX SEAL)

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
JOHN T. GUINN, et ux (NAME)	SECURITY PACIFIC MORTGAGE CORPORATION (NAME)	
1709 MARSDEN AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2450 (STREET ADDRESS)	72-12
NASHVILLE, TN 37216 (CITY) (STATE) (P. O. ZIP)	DENVER, COLORADO 80201 (CITY) (STATE) (ZIP)	15 DZ 56535

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, Walter E. Owens and wife, Bertha Powell Owens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Guinn and wife, Jean E. 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 the easterly 4 feet of Lot No. 147, all of Lot No. 148 and the westerly 7 feet 6 inches of Lot No. 149 on the Plan of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for said County.

SAid Lot No. 148 and parts of Lots 147 and 149 front together 61 feet 6 inches on the northerly side of Marsden Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Walter E. Owens and wife, Bertha Powell Owens by deed from Jasper McCree Thornton, as surviving tenant by the entirety, of record in Book 4392, page 363, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1709 Marsden Avenue, Nashville, Tennessee 37216
(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 hand this thirteenth day of April, 19 78

Walter E. Owens
WALTER E. OWENS

Bertha Powell Owens
BERTHA POWELL OWENS

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 Walter E. Owens and Bertha Powell Owens

the bargainors, 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 Goodlettsville, Tennessee this day of April, 1978

Commission Expires October 28, 1978 Douglas R Berry Notary Public

DOUGLAS R. BERRY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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. 6. 1. 3. 2. 1.

IDENTIF. REFERENCE

APR 24 9 17 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 24 78	CONV	22,500.00			
APR 24 78	S'TAX		B*	58.50	
APR 24 78	PR'FEE		B*	.50	
APR 24 78	W'DEED		B*	4.00	* 63:00

WARRANTY DEED

FROM
WALTER E. OWENS, et ux

TO
JOHN T. GUINN, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York