FORM NO. WD-1

BOOK 5563 PAGE 616

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,235.73

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th. DAY OF January 19 80

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, FIRST AMERICAN CENTER, 20th. FLOOR, NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman V. Walls, et ux (NAME)	Security Pacific Mortgage Corporation (NAME)	Map 72-12
1709 Marsden Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2450 (STREET ADDRESS)	Par. 72
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80201 (CITY) (STATE) (ZIP)	15DZ 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, JOHN T. GUINN and wife, JEAN E. GUINN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NORMAN V. WALLS and wife, PAULINE J. WALLS

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 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, said Register's Office.

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 John T. Guinn and wife, Jean E. Guinn, by Deed from Walter E. Owens and wife, Bertha Powell Owens, of record in Book 5276, page 663, Register's Office for Davidson County, Tennessee.

IT is agreed and understood that part of the consideration for the transfer of this propery is the agreement that the Grantees assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Security Pacific Mortgage Corporation, of record in Book 5276, page 665, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XXX) unimproved ( ) property, known as 1709 Marsden Avenue (House Number) (Street) Nashville, (P. O. Address) Tennessee (City or Town) 37216 (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 s this 26th. day of January, 19 80

John T. Guinn

Jean E. Guinn

STATE OF TENNESSEE
Davidson County

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

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 Nashville, Tennessee, this 26th day of January 1980.

Commission expires 4-17-83

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

1259 02/06 82.42- CHECK

WARRANTY DEED

FROM
JOHN T. GUINN, et ux

JEAN E. GUINN

TO
NORMAN V. WALLS, et ux

PAULINE J. WALLS

PLEASE RECORDED DEED TO:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

75322

IDENTIF. REFERENCE

FEB 6 11 41 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			29235.73- CO	
			75.92 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	82.42-
			1259A02/06/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 75322

IDENTIF. REFERENCE

FEB 6 11 41 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 740627