This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5587 PAGE 81

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beatrice Guthrie	Western Pacific Financial Corp.	105-5-15
(NAME) 1303 - 15th Ave. South	(NAME) 1201 E Highland Ave. Suite D	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37212	(STREET ADDRESS) San Bernardino Calif. 92404	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Beatrice Guthrie and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Beatrice Guthrie has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $33,200.00, secured by deed of trust of record in Book 5558, page 570, Register's Office for Davidson County, Tennessee,

We, John Thomas Woodson and Ruth Williams

have this day bargained and sold, and do hereby transfer and convey unto the said Beatrice Guthrie

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Plan of George I. Waddey's Re-Subdivision of Lot No. 28 on O. B. Hayes' Rokeby Addition, as of record in Book 421, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the westerly side of 15th Avenue South and runs back between parallel lines 152 feet 6 inches to an alley.

Being the same property conveyed to John Thomas Woodson and Ruth Williams by deed from Carrie P. Jones, of record in Book 5558, page 567, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,750.00

Subscribed and sworn to before me, this the 22nd day of April 1980

Affiant

My commission expires April 18 1982

Notary Public

(Affix Seal)

This is improved ( ) unimproved ( ) property known as 1303 15th Avenue South, Nashville, Tennessee 37112
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 3rd *day of* April, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Thomas Woodson

Ruth Williams

John Thomas Woodson

RECEIVED
APR 24 1980
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

APR 24 1980 8:5

BOOK 5587 PAGE 82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, June C. McKinney, *a Notary Public in and for said County and State,* John Thomas Woodson and Ruth Williams

*the within named 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* 3rd *day of* April, *19*82.

June C. McKinney
Notary Public

Commission expires April 18, 1982

JUNE C. McKINNEY NOTARY PUBLIC * DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

1755 04/04 104.52- CHECK

WARRANTY DEED

FROM
John Thomas Woodson and Ruth Williams

TO
Beatrice Guthrie

F 83651

IDENTIF. REFERENCE

APR 4 2 23 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

Mail to: McKinney & Co. Suite 101, Nashville 37214

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5587 PAGE 83

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
			37750.00- CO	
			96.02 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 104.52-	
			1755A04/04/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.83651.

IDENTIF. REFERENCE T

APR 4 2 23 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 750729