BOOK 5607 PAGE 469

FORM NO. WD-1

1662 05/30 183.20- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,182.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 80.

Notary Public

MY COMMISSION EXPIRES: 11/16/82
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTORNEYS 20th Floor, 1st American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. J. Guerin, et ux (NAME)	MOLTON, ALLEN & WILLIAMS, INC. (NAME)	Map 39
21 Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	Par 125
Whites Creek, Tn. (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	14D-11290

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, KENNETH W. BARNES and wife, SANDREA LEE BARNES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. J. GUERIN and wife, SHIRLEY M. GUERIN

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 described according to a survey by John Kohl, dated October 1, 1976, as follows:
BEGINNING at a point in the southerly margin of Old Hickory Boulevard; thence South 25 deg. 52 min. 30 sec. West, 258.1 feet to a point; thence South 54 deg. 52 min. 30 sec. West 415.00 feet to a point; thence South 16 deg. 20 min. West, 571.1 feet to a point; thence South 87 deg. East, 195 feet to a point; thence South 2 deg. 30 min. West, 727.00 feet to a point; thence North 89 deg. West 839.00 feet to a point; thence North 31 deg. 15 min. East 1832.00 feet to a point; thence North 73 deg. East, 12.25 feet to a point; thence South 73 deg East, 180.00 feet to a point; thence North 22 deg. 40 min. East 272.5 feet to a point in the southerly margin of Old Hickory Boulevard; thence along the southerly margin of Old Hickory Boulevard South 60 deg. 55 min. East, 64.6 feet to the point of beginning.

BEING the same property conveyed to Kenneth W. Barnes and wife, Sandrea Lee Barnes, by deed from Paul E. Stewart and wife, Clara Stewart, of record in Book 5500, page 159, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Molton, Allen & Williams, Inc., of record in Book 5500, page162, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said grantees.

This is (unimproved / improved (XX)) property, known as 21 Old Hickory Blvd., WHITES CREEK, TENNESSEE
(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 S this 24th day of May, 19 80

Kenneth W. Barnes — Sandrea Lee Barnes

Kenneth W. Barnes

Sandrea Lee Barnes

STATE OF TENNESSEE
Davidson County

BOOK 5607 PAGE 470

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Kenneth W. Barnes and wife, Sandrea Lee Barnes

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 24th day of May, 1980.

Commission expires 10/17/82

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

WARRANTY DEED

FROM KENNETH W. BARNES, et ux

TO B. J. GUERIN, et ux

F 9 1 4 7 6

IDENTIF. REFERENCE

MAY 30 3 42 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5607 PAGE 471

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
			37182.42- CO	
			96.72 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 103.22-	
			1682A05/30/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.1.47.6

IDENTIF. REFERENCE

MAY 30 3 42 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 762268