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

WARRANTY DEED

BOOK 5697 PAGE 160

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eleanor H. Sneed	Guaranty Mortgage Company	116-13A-8
(NAME)	(NAME)	
6014 Sedberry Place	783 old Hickory Blvd., Box 786	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	BRENTWOOD, TN. 37027	
(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 Eleanor H. Sneed 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 Eleanor H. Sneed has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $63,600.00, secured by deed of trust of record in Book 5174, page 465, Register's Office for Davidson County, Tennessee,

We, Peple McGuire Burton and wife, Betty Arnette Burton

have this day bargained and sold, and do hereby transfer and convey unto the said Eleanor H. Sneed

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

Land in Davidson County, Tennessee, being Building site No. 38-B as shown on the plat of Sedberry Place of record in Plat Book 5050, page 81, Register's Office for said County, which is a condominium plat of Lot 37 and Lot 38, of Harding Park, Section II, and recorded in Plat Book 4860, page 103, Register's Office for said County, to which plat reference is made for a more complete description. Said plat is of record in Plat Book 5050, page 81, Register's Office for said County also to be known as a plat of "Sedberry Place", a condominium.

Being the same property conveyed to Peple McGuire Burton and wife, Betty Arnette Burton by deed from Ted Welch, Trustee, as of record in Book 5174, page 463, Register's Office for said County.

This conveyance is subject to the Master Deed of record in Book 5095, page 181, Register's Office for said County, which are made applicable by instrument of record in Book 5173, page 527, Register's Office for said County, as amended in Book 5103, page 727, Register's Office for said County; and By-Laws of record in Book 5095, page 198, as amended in Book 5103, page 727, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 129,000.00

Subscribed and sworn to before me, this the 31st day of Dec., 1980

Affiant Eleanor H. Sneed

My commission expires: 4/8/84 (Affix Seal)

Notary Public Mary Ensley

unimproved ( )
This is improved (XX) property, known as 6014 Sedberry Place, Nashville, Tennessee 37205
(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.

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 31st *day of* December, *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.*

Peple McGuire Burton
Peple McGuire Burton

Betty Arnette Burton
Betty Arnette Burton

01/05 326.30- CHECK

3354

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Peple McGuire Burton and wife, Betty Arnette Burton

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* 31st *day of* December, *19*80

Mary Emery
Notary Public

Commission expires 4/8/84

NOTARY PUBLIC AT LARGE

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 .....

WARRANTY DEED

FROM
Peple McGuire Burton and wife,
Betty Arnette Burton

TO

Eleanor H. Sneed

G 2 4 2 0 2

IDENTIF. REFERENCE

JAN 5 11 02 AM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN ... BLDG.
NASHVILLE, TENN. 37201 2/1/30

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
			123000.00- CO	
			319.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 326.30-	
			3354A01/05/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G24202

T
IDENTIF. REFERENCE

JAN 5 11 02 AM '81

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

No. 800514