FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,326.85

Martha C. Guinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 1984.

Notary Public

MY COMMISSION EXPIRES: 1-12-86

(AFFIX SEAL)

BOOK 6240 PAGE 404

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum, Atty., #200, Realtors Bldg., 306 Gay Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha C. Guinn (NAME)	Bankers Mortgage Corporation (NAME)	162-7-1
5028 Shihmen Drive (STREET ADDRESS OR ROUTE NUMBER)	PO Drawer F-20 (STREET ADDRESS)	5DU-41846
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Florence, SC 29501 (CITY) (STATE) (ZIP)	

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, Gary Manookian and Charles W. Thompson, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha C. 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 Lot No. 84 on the Plan of Antioch Park, Section 1, of record in Book 3600, page 96, Register's Office for said County.

SAID Lot No. 84, which is a corner lot, fronts 90.20 feet on the northerly margin of Tusculum Road and fronts 100.3 feet on the easterly margin of Shihmen Drive, said frontages being joined by a curve having a length of 39.05 feet, and extends back 117.83 feet on the northerly line and 122.2 feet on the easterly line to a point of intersection.

Being the same property conveyed to Gary Manookian and Charles W. Thompson, III by deed from Lester Dudney Allen and wife, Virginia L. Allen of record in Book 5573, page 208, 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 Grantee to assume the unpaid balance of a first mortgage Deed of Trust to First American National Bank of Nashville, of record in Book 5573, page 211, 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 Grantee.

This conveyance is subject to restrictive covenants of record in Book 3861, page 744, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

This is improved (XX) unimproved ( ) property, known as 5028 Shihmen Drive, Antioch, Tennessee 37013
(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 29th day of February, 1984

Charles W. Thompson, III
Charles E. Thompson, III

Gary Manookian
Gary Manookian

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 Gary Manookian and Charles W. Thompson, III

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 29th day of February, 1984

Commission expires 1-19-86

Notary Public

*or proved to me on the basis of satisfactory evidence.

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

I. DYKE TATUM
NOTARY PUBLIC
DAVIDSON COUNTY

105984

WARRANTY DEED

FROM

Gary Manookian and

Charles W. Thompson, III

TO

Martha C. Guinn

IDENTIF. REFERENCE

MAR 1 1 57 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

I. Dyke Tatum
Attorney at Law
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			56326.85- CAMT.	
			146.33 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 152.88-	
6713A03/01/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 5 9 8 4

IDENTIF. REFERENCE

MAR 1 1 57 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16809