PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201

B++71

WARRANTY DEED

BOOK 6247 PAGE 697

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Billie R. Guinn 111 High Lea Road Brentwood, TN 37027	Same	Map 106-14 Parcel 181 6DA-08429

FOR AND IN CONSIDERATION of the sum of Twelve Thousand Five Hundred Dollars ($12,500.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles I. Guinn, Sr., and wife, Ouida Ann Guinn, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Billie R. Guinn, hereinafter called the grantees, their heirs and assigns, ten percent (10%) of our interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 34 on the 2nd Revised Plan of Commercial Park South, as of record in Book 4675, page 111, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.
>
> Being the same property conveyed to Charles I. Guinn, Sr., by deed of record in Book 6100, page 440, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Lot 34, Commercial Park South, Nashville, Tennessee.

TO HAVE AND TO HOLD a ten percent (10%) interest in 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.

THIS CONVEYANCE is subject to a deed of trust of record in Book 6100, page 443, Register's Office for Davidson County, Tennessee.

WITNESS our hands this 22nd day of February, 1984.

Charles I. Guinn, Sr.

Ouida Ann Guinn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles I. Guinn, Sr., and wife, Ouida Ann Guinn, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

03/13 35.00 CHECK

3569

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of February, 1984.

Peggy S Johnson
Notary Public

My Commission expires: 1/18/87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 1984.

Notary Public

My Commission expires: 1-20-85

I 08305

IDENTIF. REFERENCE

MAR 13 10 05 AM '84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK S247 PAGE 699

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
			12800.00- CAMT.	
			32.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	39.00-
			9540A03/13/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I0830 6.

IDENTIF. REFERENCE

MAR 13 10 05 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 19558