This instrument prepared by:
Lamar D. Patty, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
(NAME)	(NAME)	MAP
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 5897 PAGE 678

FOR AND IN CONSIDERATION of the sum of Ten dollars [illegible] ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Stanley Duke Guffey and other good and valuable considerations agreed as cash the receipt of all of which is hereby acknowledged,

Virginia Stewart Neeley

have this day bargained and sold, and do hereby transfer and convey unto the said Stanley Duke Guffey

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

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the easterly one-half of Lot No. 7 in Block 1 in O.H. Bailey's Subdivision of the Allison Property, a plan of which is of record in Book 1nl, page 73, of the Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 7 fronts fifty feet on the northerly side of Garfland Avenue and runs back between parallel lines 160 feet to an alley, being the same property conveyed to J.F. Love and wife, Sarah Hatcher Love, by deed from Bransford Realty Company, of record in Book 1171, page 44, Register's Office for said County.

Being the same property conveyed to Virginia Stewart Neeley, by deed from J.F. Love and wife, Sarah Hatcher Love of record in Book 2492, page 310, Register's Office of Davidson County, Tennessee. The said Virginia Stewart Neeley having since died and her will having been probated in Williamson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,000.00

Subscribed and sworn to before me, this the 27th day of September, 19 84

Affiant

My commission expires _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 1313 Garfland Avenue, Nashville, Tennessee 37203 (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 27th *day of* September, 19 84

corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Virginia Stewart Neeley

By: [illegible]

3543

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] Doyle Lee Neeley, Executor *, a Notary Public in and for said County and State,*

the within named bargainor , with whom I am personally acquainted, and who acknowledged that He *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee*
this 27th *day of* September, *19* 84

Leonard M. Gregory *Notary Public*

Commission expires 07/21/85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

[illegible] *Notary Public*

Commission expires [illegible]

F 5 4 7 8 2

IDENTIF. REFERENCE

OCT 5 12 14 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Virginia Stewart Neeley

TO
Stanley Duke Duffey

24577

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 97.50-
6543A10/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 7 8 2

IDENTIFICATION REFERENCE

Oct 5 12 14 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0074895