This Instrument Prepared By:

INGRAHAM, CORBETT & ZINN
2114 Parkway Towers
Nashville, TN 37219

New Owner:
Reynolds Guyer
1229 17th Avenue South
Nashville, TN 37203

Send Tax Bill:
Reynolds W. Guyer
215 East Wentworth
W. St. Paul, Minn. 55118

104-08-0
215.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bonnie Lee Turnmyre (the "GRANTOR") has bargained and sold and by these presents hereby transfers and conveys unto Reynolds Guyer (the "GRANTEE"), his heirs, representatives and assigns, a tract of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 10 on the subdivision of Lot or Block No. 34 of O. B. Hayes Plan of Large Lots in the City of Nashville, Tennessee. Said Lot No. 10 fronts 25 feet on the west side of Addison Street (now 17th Avenue South) and runs back between parallel lines 156 1/2 feet, more or less, to an alley.
>
> Being the same property conveyed to the GRANTOR by Quitclaim Deed of record in Book 6116, Page 74, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, and any improvements, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs, representatives and assigns, forever. The GRANTOR covenants with the GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for taxes for the year 1985, and all easements and matters of public record, or as otherwise herein set forth. The GRANTOR further covenants and binds her heirs, representatives, and assigns to warrant and forever defend the title to the land to the GRANTEE, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Deed has been executed by the GRANTOR this 12 day of February, 1985.

Bonnie Lee Turnmyre
Bonnie Lee Turnmyre

1591 02/15 331.50 CHECK
I 8 3 4 4 1
IDENTIF. REFERENCE
FEB 15 2 17 PM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Debbie J. King, of the state and county aforesaid, personally appeared Bonnie Lee Turnmyre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office, this 19th day of February, 1985.

Debbie J. King
Notary Public

My commission expires: My commission expires Sept. 22, 1987

The undersigned husband of the GRANTOR hereby joins in this conveyance for the sole purpose of conveying to the GRANTEE any and all marital rights and interests which he may possess in such property, including without limitation dower, homestead and redemption rights.

Richard C. Turnmyre
Richard C. Turnmyre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Debbie J. King, of the state and county aforesaid, personally appeared Richard C. Turnmyre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office, this 19th day of February, 1985.

Debbie J. King
Notary Public

My commission expires: My commission expires Sept. 22, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Bonnie Lee Turnmyre
Affiant

Sworn to and subscribed before me this the 19th day of February, 1985.

Debbie J. King
Notary Public

My commission expires: My commission expires Sept. 22, 1987

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

BOOK 6493 PAGE 547

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

125000.00- CAMT.
325.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 331.50-
159|A02/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.B.3.4.4.I.

IDENTIF. REFERENCE

FEB 15 2 17 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108970