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THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sammy Flatt 1224 Dalewood Dr. Nashville, Tn. 37207	Dobson & Johnson, Inc. One Commerce Place Nashville, TN. 37239	Map 71-8 Parcel 150 12DZ-03605

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated July 18, 1977, and filed for record July 20, 1977, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5173, page 307, and note of even date thereby secured, in the original principal amount of $25,500.00 payable to Dobson & Johnson, Inc. which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Jack L. Plummer, Jr. and wife, Sharon K. Plummer under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

NOW, We, SHARON GUY, a/k/a SHARON K. PLUMMER, joined by her husband, BRYANT D. GUY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said SAMMY FLATT and wife, EVELYN V. FLATT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 126 on the Plan of Joywood Heights, Section 1, of record in Book 1130, page 91, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to Sharon K. Plummer, by deed from Robert M. Garfinkle, Trustee, of record in Book 5717, page 102, Register's Office, Davidson County, Tennessee. The said Sharon K. Plummer having since married,

now known as Sharon Guy.

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, the GRANTORS, 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 warrant that the same is unencumbered, except 1985 State & County taxes, prorated and assumed in full by the Grantees.

And We, the GRANTORS, 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.

WITNESS our hands on this the 17th day of May, 1985.

Bryant D. Guy
BRYANT D. GUY

Sharon Guy
SHARON GUY
a/k/a Sharon K. Plummer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRYANT D. GUY and wife, SHARON GUY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 17th day of May, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $33,870.23.

Affiant

Sworn to and subscribed before me, this the 17th day of May, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

J 0 6 3 9 1

IDENTIF. REFERENCE

MAY 21 9 25 AM '85

REGISTER
DAVIDSON COUNTY, TN

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

33870.23- CAMT.
88.14 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 97.64-
9961A05/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 3 9 1

IDENTIF. REFERENCE

MAY 21 9 26 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 136592