BOOK 7140 PAGE 347 BOX 10

FORM NO. WD 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,342.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1987

Notary Public

MY COMMISSION EXPIRES: 7-18-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Roney Otis W. Guinn et ux (NAME)	Shawmutt Mortgage Corporation (NAME)	50-14 149
4804 Towry Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1820 (STREET ADDRESS)	12DZ 31855
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Dayton, OH 45401-1820 (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, Charles J. Chambers and Lee O. Chambers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roney Otis W. Guinn and wife, Betty 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. 329 on the plan of Section Two Parkwood Estates, of record in Book 3300, page 5, Register's Office for said County.

Said Lot No. 329 fronts 75 feet on the northerly margin of Wilmoth Road and extends back 125 feet on the easterly line and 100 feet on the westerly line to a diagonal line in the rear, measuring 79.05 feet thereon.

Being the same property conveyed to Charles J. Chambers and wife, Lee O. Chambers by deed from Harriett O. Boswell, unmarried of record in Book 5288, page 483, Register's Office for Davidson County, Tennessee. Charles J. Chambers and Lee O. Chambers having since divorced.

This conveyance is subject to restrictive covenants of record in Book 3249, page 345, Book 3309, page 615, Book 3616, page 269, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust, of record in Book 5288, page 485, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 3128 Wilmoth Road (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37207 (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 30th day of January, 1987

Charles J. Chambers

Lee O. Chambers

Lee O. Chambers

02/18/87 14:08:14 CHRG

1796

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ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Charles J. Chambers and Lee O. Chambers, both unmarried

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 30th day of January, 19 87

NOTARY PUBLIC

My commission expires:
7-18-87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Charles J. Chambers and Lee O. Chambers

TO

Roney Otis W. Guinn and wife,

Betty Guinn

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIFICATION

FEB 18 3 44

FELIX Z. WILSON II
DAVIDSON COUNTY

9 4 9 4

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

36042.11- CAMT.
101.64 CSTAX
.50 PRFEE
6.00 WDCTS
CHECK 109.14-
179GA02/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 4. 9. 4. 5.

IDENTIFT REFERENCE

FEB 18 3 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 47123