This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,618.54

Nadine Guile
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 19 87

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
JANET ILEEN GUILE, et al (NAME)	VALLEY FIDELITY BANK & TRUST COMPANY (NAME)	34-14
314 Dinwiddie (STREET ADDRESS OR ROUTE NUMBER)	Market at Clinch (STREET ADDRESS)	31
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	Knoxville, Tennessee 37901 (CITY) (STATE) (ZIP)	11D 26895

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, DON P. PORTER and wife, ALFREDA A. PORTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANET ILEEN GUILE, unmarried, and NADINE JUNE GUILE, unmarried,

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:

Being Lot No. 77 on the Plan of Stanley Heights Subdivision, of record in Plat Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Don P. Porter and wife, Alfreda A. Porter, by deed from Waltice Scott Pickens, a single person, of record in Book 6886, page 69, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to Veterans Administration, secured by a deed of trust of record in Book 6490, page 258, Register's Office for Davidson County, Tennessee.

65844

IDENTIFICATION REFERENCE

SEP 17 3 00 AM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 314 Dinwiddie, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (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 11th day of September, 19 87

Don P. Porter
DON P. PORTER

Alfreda A. Porter
ALFREDA A. PORTER

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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, Don P. Porter and Alfreda A. Porter

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 11th day of September, 19 87

Commission Expires September 11, 1990 _____, Notary Public.

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____ Notary Public

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED		MO TAX - STATE TAX MORT
TD - TRUST DEED	UCC - UNIFORM COMMERCIAL CODE	PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

47618.54- CAMT.
133.28 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.78-
3312A09/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6584 4

IDENTIFI REFERENCE

Sep 17 9 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16964