BOOK 7444 PAGE 869

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 87

Notary Public

MY COMMISSION EXPIRES 7-13-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
Elizabeth J. Swezeny (NAME)	Guaranty Federal Savings & Loan Asso (NAME)	MAP 86-12
4112 Woodway Lane (ADDRESS)	2030 First Avenue North (ADDRESS)	PARCEL 64
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	4D-13033

FOR AND 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, Guaranty Federal Savings & Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth J. Swezeny, 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. 94, Section 6, Valley Grove Subdivision of record in Plat Book 5200, Page 583, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Guaranty Federal Savings & Loan Association by deed from Real Security, Inc., Substitute Trustee of record in Book 6981, Page 151, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6112, Page 281 Register's Office for said County.

95595

IDENTIFICATION REFERENCE

JAN 7 9 25 AM '88

FEE & REGISTRATION TAX
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4112 Woodway Lane, Hermitage, TN 37076
(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 my hand this 31st day of December, 1987

Guaranty Federal Savings & Loan Association
By: Ray L. Foushea
Ray L. Foushea, Executive Vice Pres.
By: Martin L. Cress, Attorney in Fact
Martin L. Cress

527 1100 3CHECK 195.50

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ray L. Foushea and _____ with whom I am personally acquainted and who upon (his oath / themselves) acknowledged (themselves) to be the Executive Vice Pres. and _____ respectively of the Guaranty Federal Savings & Loan the within named bargainor, and corporation, and that (he) (they) as such Executive Vice Pres. and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ray L. Foushea as such Executive Vice Pres., and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at 25 Century Blvd. Suite 405 on this the 31st day of December 19 87

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Guaranty Federal Savings & Loan

TO
Elizabeth J. Swezeny

RETURN TO:
CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

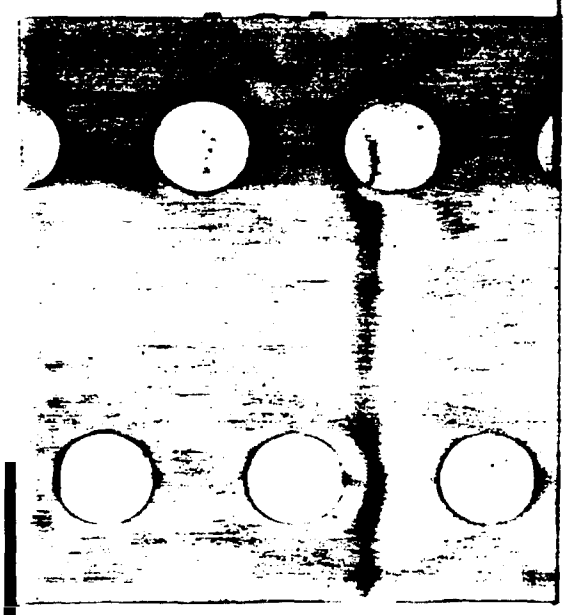
Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Martin L. Cress to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Ray L. Foushea, Executive Vice President of Guaranty Federal Savings & Loan and who acknowledged that he executed the same as the free act and deed of the said Ray L. Foushea by virtue of that Power of Attorney, duly executed by the said Ray L. Foushea and appearing of record in Book 7444, Page 867, respectively of the Register's Office for Davidson County, Tennessee.

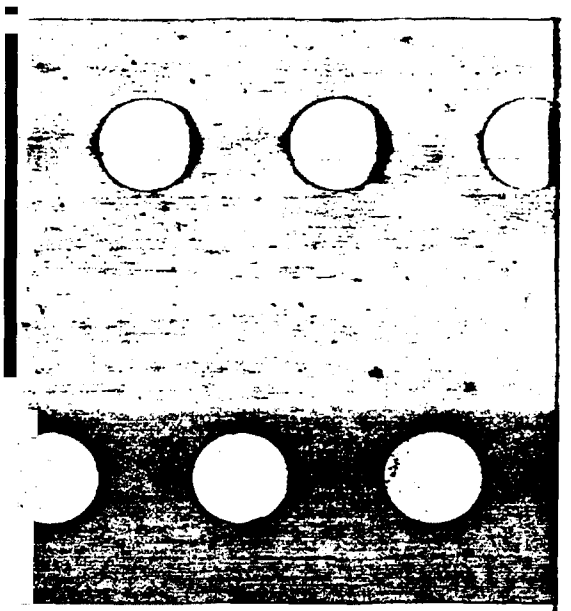
Witness my hand and official seal at Nashville, This 31st day of December, 1987.

My Commission Expires: 7-13-91

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY





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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAPT 67500.00
CON TX 189.00
PRFEE 0.50
WDEED 6.00
TOTAL 195.50
CHECK 195.50

1/07/88 01 09:29 0001 6270

9 5 9 5 5

IDENTIFICATION REFERENCE

JAN 7 9 25 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 51294