BOOK 7533 PAGE 697 FORM NO. WD-1

FILE BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Rickey W. Fenton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 88

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickey W. Fenton	Guaranty Federal Savings & Loan	MAP 87-13
(NAME)	(NAME)	
4304 Valley Grove Drive	2030 First Avenue North	PARCEL 94
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Birmingham, Alabama 35201	4D-13008
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 Rickey W. Fenton and wife, Rita P. Fenton

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. 116, Section 6 on the Plan of Valley Grove of record in Plat Book 5200, page 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more compltee legal description.

Being the same property conveyed to Guaranty Federal Savings & Loan Association by Substitute Trustee's Deed from Real Security, Inc., Substitute Trustee of record in Book 6981, page 232, Register's Office for Davidson County, Tennessee.

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

2758 05/04 0101 03CHECK 208.10

26825

IDENTIFICATION REFERENCE

MAY 4 8 27 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 4304 Valley Grove Drive, 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 29th day of April, 19 88

Guaranty Federal Savings & Loan
By: R. L. Poulshee, Exec.V.P./Secretary
By: M. L. Cross, ATTY-IN-FACT

BOOK 7533 PAGE 698

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of April 1988, before me personally appeared 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 behalf of R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, and who acknowledged that he executed the same as the free act and deed of the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, by virture of that Power of Attorney, duly executed by the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan and appearing of record in Book 7533, page 695, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 29th day of April, 1988.

My Commission Expires: 7-13-91

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

Guaranty Federal Savings & Loan Association

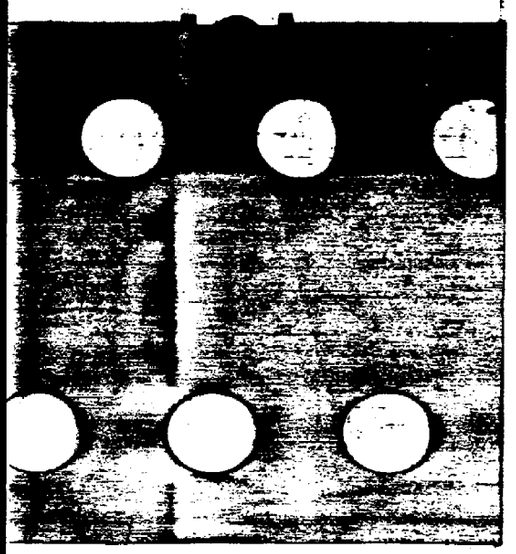
TO

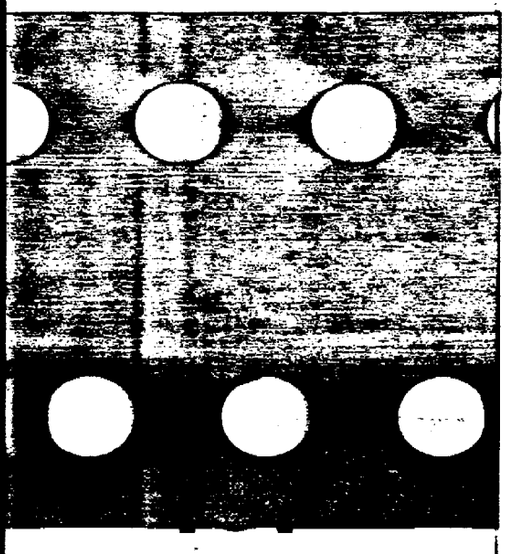
Rickey W. Fenton and wife, Rita P. Fenton

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY - AT - LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7533 PAGE 699

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

CAMT 72000.00
CON TX 201.60
PRFEE 0.50
MDEED 6.00
TOTAL 208.10
CHECK 208.10

05/04/98 01 08:26 0001 2756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26825.

IDENTIFICATION REFERENCE

MAY 4 8 27 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 87034