Realty 48

FORM No. WD-1

BOOK 7756 PAGE 966

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 84,000.00

E. Michael Goforth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 19 89

Elizabeth Goforth
Notary Public

MY COMMISSION EXPIRES: January 11, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Michael Goforth	Sovran Mortgage Corporation	
(NAME)	(NAME)	
5021 Churchill Drive	201 East Cary Street	146-12; 93
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Richmond, VA 23219	6DU 31445
(CITY) (STATE) (P.O. ZIP)	(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, John Koon Guess and Peggye Guess Lassiter and Dianna Guess Noffsinger Manar as devisees under the Will of Ruth K. Guess, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. Michael Goforth and Della A. Smith, as tenants in common with the right of survivorship

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. 45 on the Plan of Crievewood, of record in Book 2331, Page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruth K. Guess by deed from Lester N. Jackson and wife, Lucy K. Jackson of record in Book 4419, Page 974, Register's Office for Davidson County, Tennessee. The said Ruth K. Guess has since died and under her will of record in Will Book 162, Page 512, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to John Koon Guess, Peggye Guess Lassiter and Dianna Guess Noffsinger. Dianna Guess Noffsinger is one and the same person as Dianna Guess Noffsinger Manar.

Subject porperty is not the usual place of residence of any of the grantors herein.

03449

IDENTIFICATION REFERENCE

Jan 24 9 29 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

3612 01/24 0101 03CHECK 283.70

unimproved ( ) property, known as 5021 Churchill Drive, Nashville, TN 37211
This is improved (XX)
(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 20th day of January, 19 89

John Koon Guess

Peggye Lassiter by John Koon Guess

Peggye Guess Lassiter
by John Koon Guess, Attorney-In-Fact

Dianna Guess Noffsinger Manar by John Koon Guess

Dianna Guess Noffsinger Manar
by John Koon Guess, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Koon Guess, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney-in-fact for Peggye Guess Lassiter and Dianna Guess Noffsinger Manar, and he is authorized by them to execute this instrument on their behalf.

Witness my hand at office in Brentwood, Tennessee, this 20th day of January, 1989.

Elizabeth J. Smith
Notary Public

My commission expires: 1/11/92

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Koon Guess, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney-in-fact for Peggye Guess Lassiter and Dianna Guess Noffsinger Manar, and he is authorized by them to execute this instrument on their behalf.

Witness my hand at office in Brentwood, Tennessee, this 20th day of January, 1989.

My Commission Expires:

1/11/92

Elizabeth J. Smith, Notary Public

DEED

FROM

John Koon Guess and Peggye

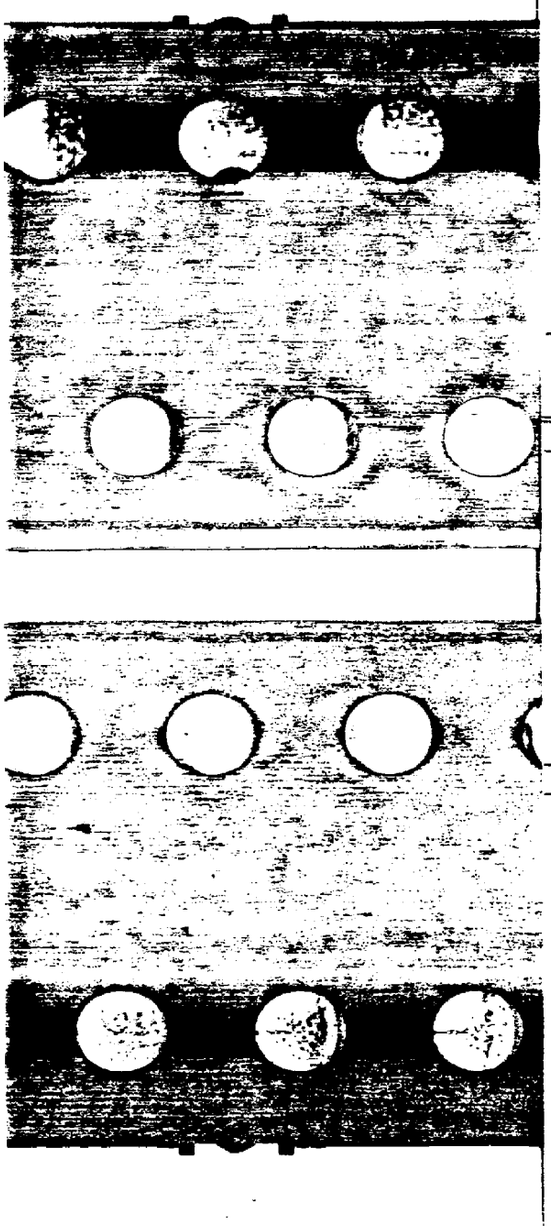
Guess Lassiter and Dianna

TO

Guess Noffsinger Manar
E. Michael Coforth and Della

A. Smith

REALTY TITLE & ESCROW COMPANY, INC
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027



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
				CAMT 84000.00
				CON TX 277.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 283.70
				CHECK 283.70
			01/24/89 01	09:31 0001 8612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03449

IDENTIFI REFERENCE

JAN 24 9 29 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175237