BOOK PAGE

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Wilma D. Surrency
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 89

Notary Public

MY COMMISSION EXPIRES: 4-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilma D. Surrency (NAME)	First Tennessee Bank National (NAME)	MAP 86-16
4264 Valley Grove Drive (ADDRESS)	P. O. Box 1000, Dept. 47 (ADDRESS)	PARCEL 89
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	4D-12765

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 Wilma D. Surrency, married

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. 122 on the plan of Section 5, Valley Grove, of record in Book 5200, page 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more particulars.

Being the same property conveyed to Guaranty Federal Savings & Loan Association by Substitue Trustee's Deed from Real Security, Inc., Substitute Trustee of record in Book 6981, Page 148, Register's Office for Davidson County, Tennessee.

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 277, Register's Office for said County.

APR 6 8 39 AM '89

22376

unimproved ( )
This is improved (X) property, known as 4264 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 31st day of March, 19 89

Guaranty Federal Savings & Loan
By: R. L. Mashburn
Its Judy Kissel Atty-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of March ,1989 , before me personally appeared Judy Bernal , 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 7810, page 284, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 31st day of March, 1989.

My Commission Expires: May 20, 1992

Notary Public

WARRANTY DEED

FROM

Guaranty Federal Savings & Loan

TO

Wilma D. Surrency

RETURN TO:

CUMBERLAND TITLE COMPANY

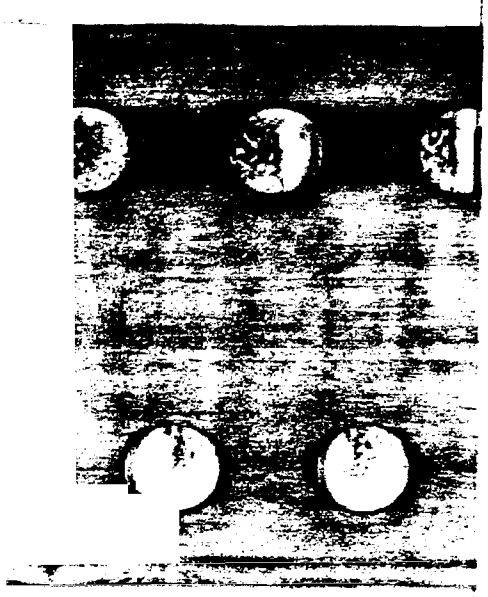
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

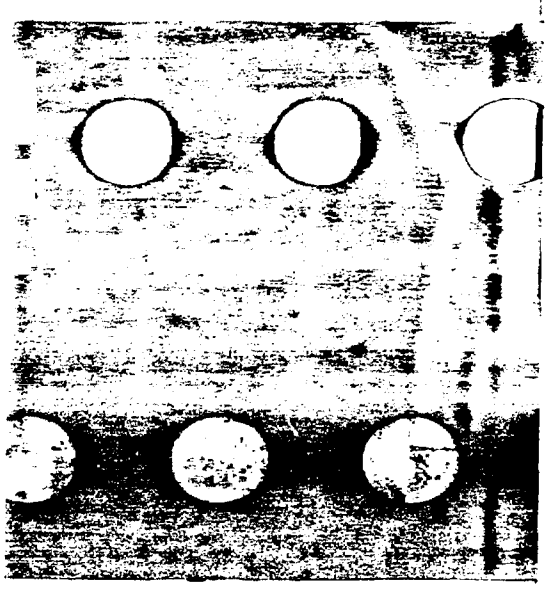
☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

05-407 [illegible] TOTA 90/04 7845





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7810 PAGE 238

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 60000.00
CON TX 199.00
PRFEE 0.50
WDEED 6.00
TOTAL 204.50
CHECK 204.50
04/06/89 01 08:40 0001 2751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22379

APR 6 8 40 AM '89

No. 197173