STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April 19 89

Notary Public

MY COMMISSION EXPIRES: 1-13-91
(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
George T. Hicks, Trustee (NAME)	Same (NAME)	SEE ATTACHED
#6 - Middletown Park Lane (ADDRESS)	(ADDRESS)	
Nash. Tenn. 37215 (CITY) (STATE) (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 George T. Hicks, Trustee

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. 21 on the Plan of Central Valley Forest of record in Plat Book 5200 page 72, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete 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 181 and corrected in Book _____, page _____, Register's Office for Davidson County, Tennessee

This conveyance is subject to Restrictive Covenants of record in Book 5909, page 660 Register's Office for said County.

Being Lot Nos. 60, 61 and 62, Section I, Revised Valley Grove of record in Plat Book 5200, page 388, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Guaranty Federal Savings & Loan Association by Trustee's Deed from Real Security, Inc., Substitute Trustee of record in Book 6981, page 187, Book 6981, page 190 and Book 6981, page 193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5815, page 992 and Book 5909, page 699 Register's Office for said County.

Being Lot Nos. 70, 72, 73, 74, 75, 79, 121, 125, 126 and 127, Section 5, Valley Grove of record in Plat Book 5200, page 582, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete

CONTINUED

unimproved (X)
is is improved ( ) property, known as Valley Grove S/D, Hermitage, Tennessee 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 17th day of April, 19 89

Guaranty Federal Savings & Loan Association
By:
John C. Bailey, Managing Agent for the Conservator

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 _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Guaranty Federal Savings & Loan the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 Nashville, TN on this the 14th day of April 19 89 .

My commission expires_____

_____
Notary Public

STATE OF ALABAMA
COUNTY OF JEFFERSON

On this the 12th day of April, 1989, before me personally appeared John C. Bailey, Managing Agent for the Conservator, 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 Guaranty Federal Savings & Loan Association, and who acknowledged that he executed the same as the free act and deed of the said Guaranty Federal Savings & Loan Association, by virtue of that Power of Attorney, duly executed by the said Guaranty Federal Savings & Loan Association and appearing of record in Book _____, Page _____, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Birmingham, Alabama, this 12th day of April, 1989.

My Commission Expires: 12-4-90

Barbara Ann Moore
Notary Public

BARBARA ANN MOORE NOTARY PUBLIC STATE AT LARGE

WARRANTY DEED

FROM
Guaranty Federal Savings & Loan Association

TO
George T. Hicks, Trustee

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

LEGAL DESCRIPTION CONTINUATION

legal description.

Being the same property conveyed to Guaranty Federal Savings & Loan Association by Trustee's Deed from Real Security, Inc., Substitute Trustee of record in Book 6981, page 139, Book 6981, page 136, Book 6981, page 130, Book 6981, page 127, Book 6981, page 121, Book 6981, page 145, Book 6981, page 142, Book 6981, page 241, Book 6981, page 244 and Book 6981, page 247, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6112, page 277 Register's Office for said County.

Being Lot Nos. 89, 90, 91, 93 and 95, Section 6, Valley Grove of record in Plat Book 5200, page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Guaranty Federal Savings & Loan Association by Trustee's Deed from Real Security, Inc., Substitute Trustee of record in Book 6981, page 172, Book 6981, page 178, Book 6981, page 175, Book 6981, page 250 and Book 6981, page 196, Register's Office for Davidson County, Tennessee.

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

Being Lot Nos. 103 and 111, Section 7, Valley Grove of record in Plat Book 5800, page 246, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Guaranty Federal Savings & Loan Association by Trustee's Deed from Real Security, Inc., Substitute Trustee of record in Book 6981, page 217 and Book 6981, page 220, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6112, page 285 Register's Office for said County.

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

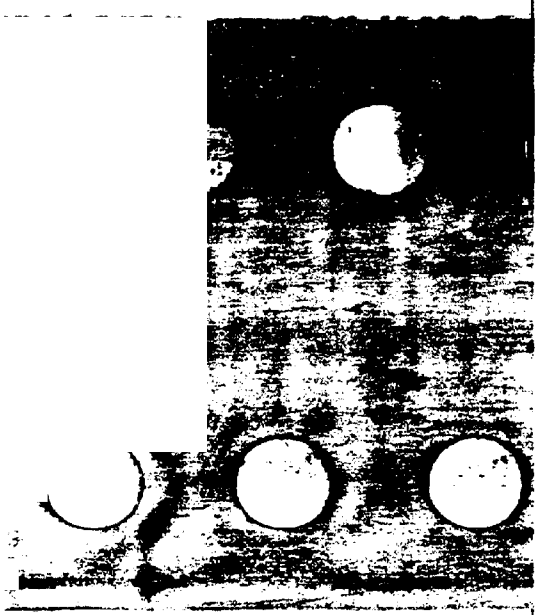
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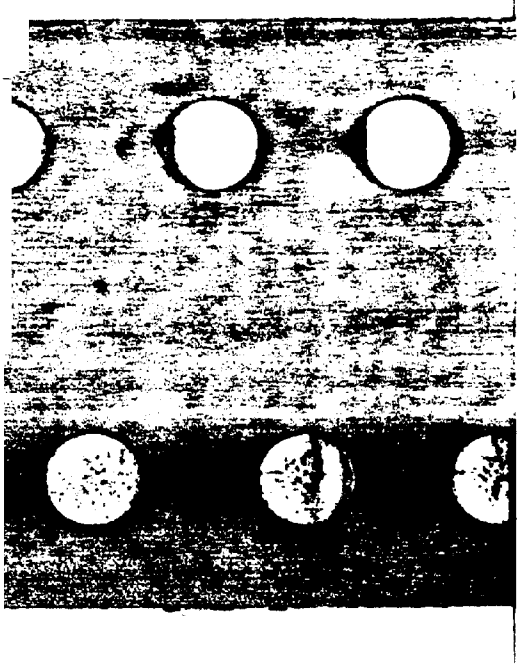
IDENTIFICATION

APR 17 11 55 AM '89

FEE 2 WILKINSON

6369 04/17 0101 03CHECK 339.50





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

RECEIVED OF _____

FOR _____

BOOK 7818 PAGE 393

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
100000.00

CON TX	330.00
PRFEE	0.50
WDEED	9.00
TOTAL	339.50
CHECK	339.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/89 01 11:55 0001 6369

253397

IDENTIFICATION REFERENCE

APR 17 11 55 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 200749