BOOK 7829 PAGE 127

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 19 89.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS Roney & Betty S. Guinn	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES Same	MAP-PARCEL NUMBERS Map 81-7
(NAME) 4804 Towry Drive	(NAME)	Par. 392
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS)	02W-19770
(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. Roy Thomas Lee and wife, Tommie M. Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roney Guinn and wife, Betty S. Guinn

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. 42 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6, of the Woodard Plan, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

SAID Lot No. 42 fronts 50 feet on the westerly side of Cephas Avenue, and runs back between parallel lines, 115 feet to an alley.

BEING the same property conveyed to Roy Thomas Lee and wife, Tommie M. Lee by deed from James H. Crowder, Jr. and wife, Flora P. Crowder of record in Book 4922, page 408, Register's Office for Davidson County, Tennessee. The deed did not disclose that the said George McGavock, Jr., who retained a life estate in the property in the deed of record in Book 4217, page 118, died prior to the hereindescribed conveyance, November 15, 1974.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1989 have been pro-rated and assumed by Grantee(s).

1619 05/01 0101 03CHECK 49.73

2 9 1 0 1.

IDENTIFICATION REFERENCE

MAY 1 2 27 PM '89

KEY Z WILSON JR REGISTER DAVIDSON COUNTY TN

This is improved (XX) property, known as 1823 Cephas Street Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

( ) unimproved

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 Whereever 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 hands this 28th day of April, 19 89

Roy Thomas Lee

Tommie M. Lee

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7829 PAGE 128

Personally appeared before me, Roy Thomas Lee and Tommie M. Lee
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t_he_y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 28th day of April 1989.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Roy Thomas Lee and wife,

Tommie M. Lee

TO

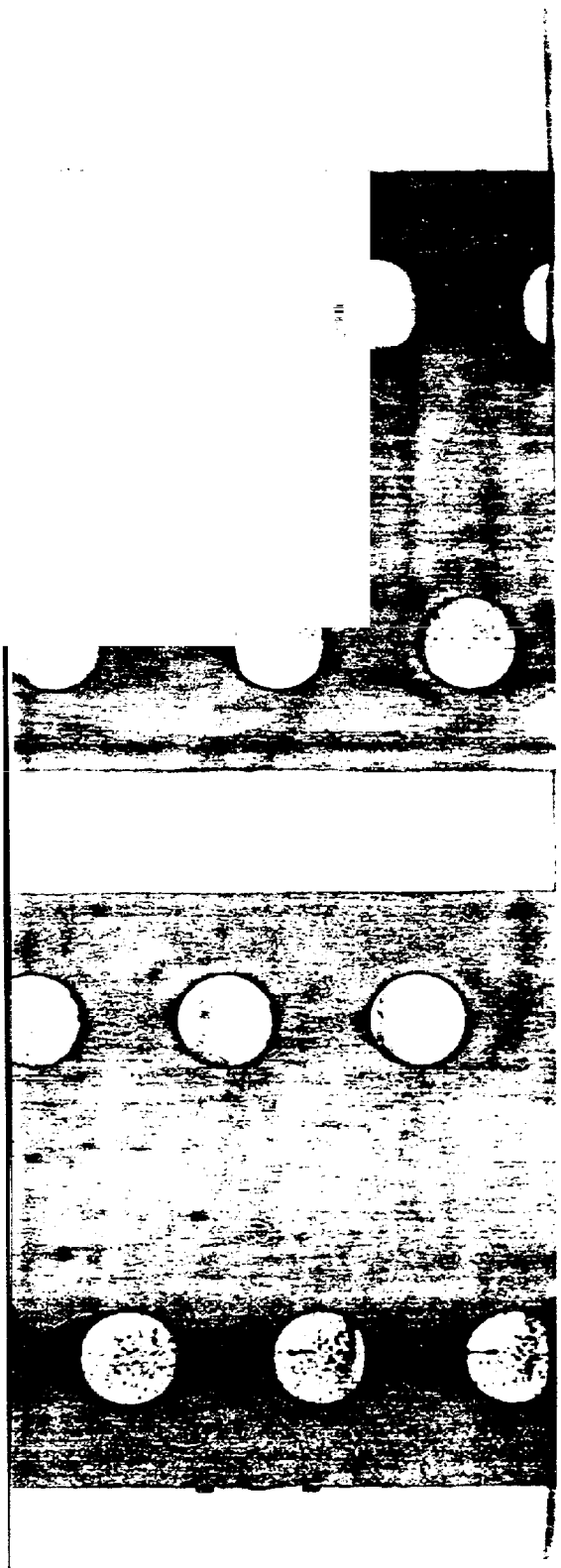
Roney Guinn and wife,

Betty S. Guinn

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7829 PAGE 129

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	13100.00
CON TX	43.23
PRFEE	0.50
WDEED	6.00
TOTAL	49.73
CHECK	49.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/89 01 14:28 0001 1619

29101.

IDENTIFICATION REFERENCE

MAY 1 2 27 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205113