FILE BOX 30

BOOK 7854 PAGE 995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78,500.00

Subscribed and sworn to before me, this the 26 day of May 19 89

Affiant

My commission expires: January 21, 1990 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

SOUTHEAST TITLE of Tennessee, Inc. 9B14050

Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Karen D. McGuire	Union Security Mortgage Company
324 Blackman Road (STREET ADDRESS)	3322 West End Avenue, Ste. 400 (STREET ADDRESS)
Nashville, TN 37211 (CITY STATE ZIP)	Nashville, TN 37203 (CITY STATE ZIP)

MAP & PARCEL NO 147-05 115

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Marcus K. Marvin and wife, Tracy J. Marvin

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Karen D. McGuire, an unmarried woman

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 80 on the Plan of Section One (Revised), Caldwell Hall, of record in Plat Book 2900 at pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Marcus K. Marvin and wife, Tracy J. Marvin by Deed of record in Book 6972 page 886, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

37745

JUN 2 9 55 AM '89

0889 05/02 0101 03CHECK 265.55

THIS IS _____ IMPROVED PROPERTY KNOWN AS 324 Blackman Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 unincumbered, 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 26 day of May 19 89

Marcus K. Marvin

Tracy J. Marvin

State of Tennessee
County of Williamson

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On this 26 day of May, 19 89, before me personally appeared Marcus K. Marvin & Tracy J. Marvin to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be ~~their~~ free act and deed.

Witness my hand and official seal.
My Commission expires:

January 21, 1990

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

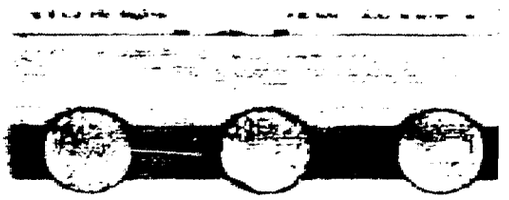
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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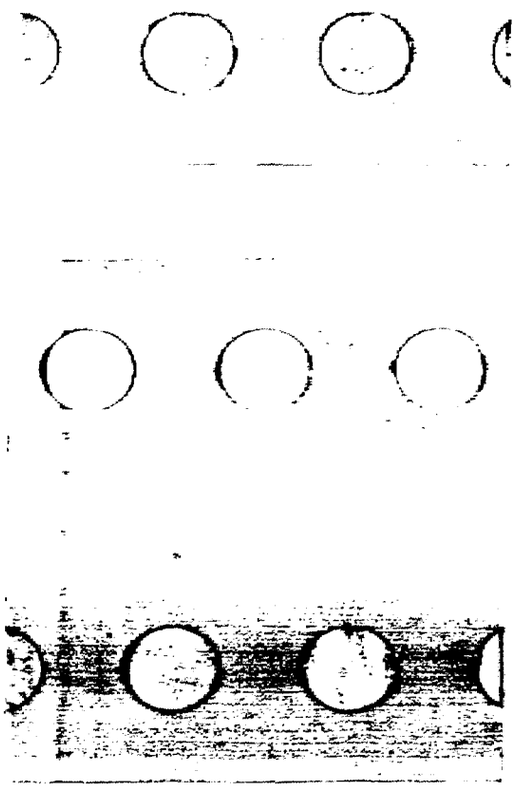
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	78500.00
CON TX	259.05
PRFEE	0.50
MDEED	6.00
TOTAL	265.55
CHECK	265.55

~~06/05/89 01 09:58 0001 0085~~

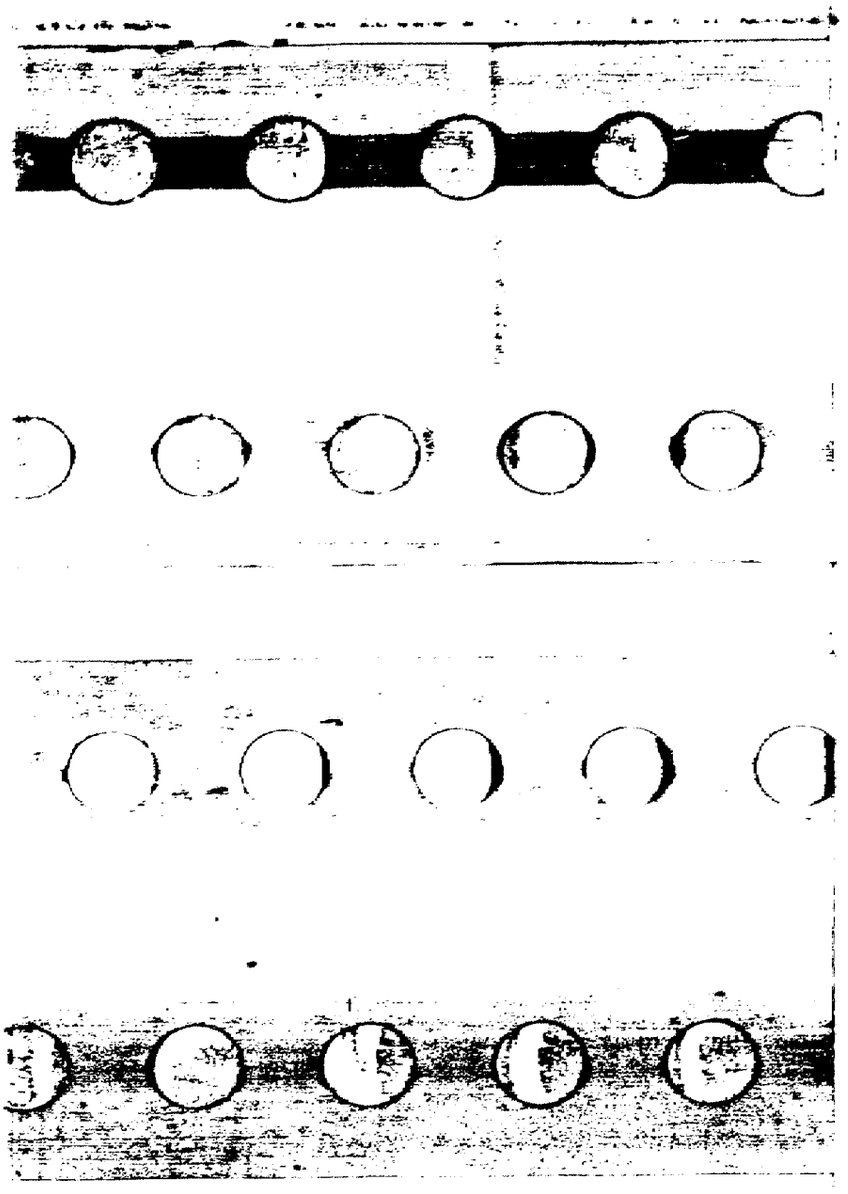
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3 7 7 4 5

JUN 2 9 55 AM '89

No. 215268

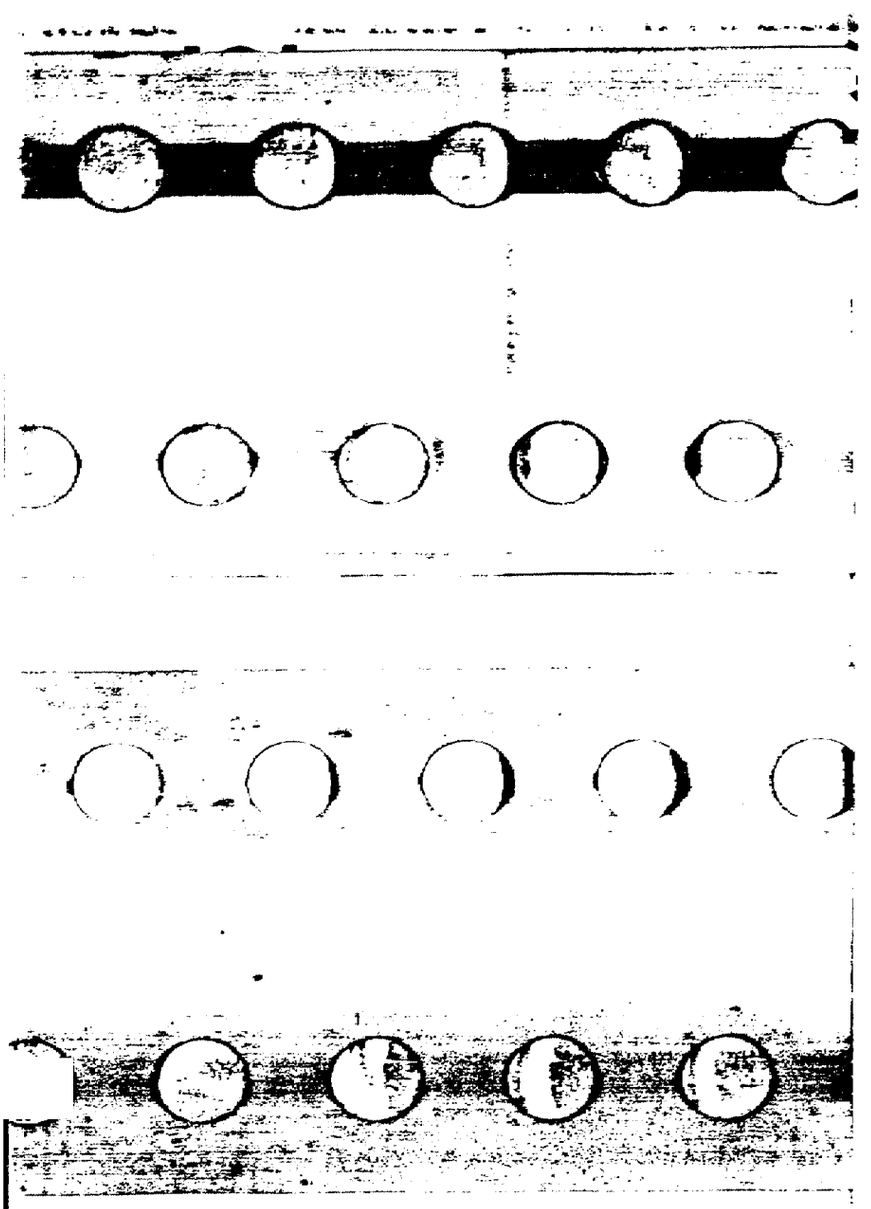


Void

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6-2-89



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6-2-89