STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: May 8, 1991

Mortgagee:
John R. Sutton
300 Berkley Drive, #B-2
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. G. Guy (NAME)	P. G. Guy (NAME)	MAP 83-1
1303 McKennie Avenue (STREET ADDRESS OR ROUTE NUMBER)	1303 McKennie Avenue (STREET ADDRESS)	PARCEL 286
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	27W 24645

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 R. Sutton and wife, Roy Dean Sutton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P. G. Guy and wife, Joan M. Guy

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. 23 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, Page 4, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the Northerly side of McKennie Avenue and runs back between lines, 169.3 feet on the Easterly line and 167.6 feet on the Westerly line to an alley, on which it measures 50 feet.

BEING the same property conveyed to John Robert Sutton and wife, Roy Dean Sutton by deed from John L. Pendleton and wife, Delia Pendleton, filed of record in Book 5609, page 655, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

3991 3

IDENTIFICATION REFERENCE

JUN 9 9 34 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

3486 06/09 0101 03CHECK 130.25

This is unimproved ( ) / improved (XX) property, known as 1303 McKennie Avenue, Nashville, TN 37206
(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 8th day of June, 19 89

John R. Sutton

Roy Dean Sutton

J R Sutton

Roy Dean Sutton

County of Davidson)

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named John R. Sutton and wife, Roy Dean Sutton

(or proved to me on the basis of satisfactory evidence) the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 90.

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE)

Before me, _____, 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) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

* (or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM

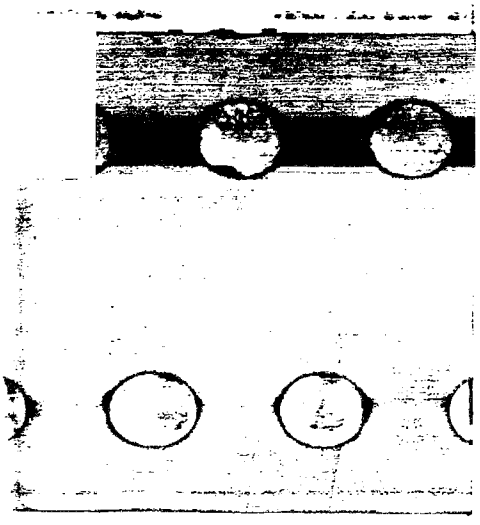
John R. Sutton and wife, Roy Dean Sutton

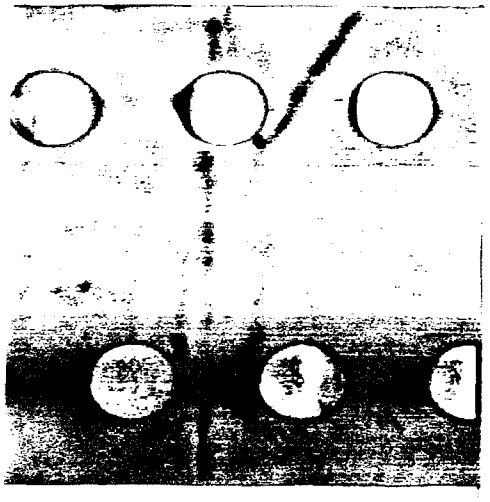
TO

P. G. Guy and wife, Joan M. Guy

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7861 PAGE 378

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	37500.00
CON TX	123.75
PRFEE	0.50
WDEED	6.00
TOTAL	130.25
CHECK	130.25

06/09/89 01 09:36 0001 3486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39913

IDENTIFICATION REFERENCE

JUN 9 9 34 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 217831