Bat 8

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30327)

PEGGY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 212,750.00

Mary Ann Sakhai
Affiant

Sworn and subscribed before me this 15th day of August, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Mary Ann Sakhai
113 Postwood Place
Nashville, TN 37205

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
103-15-A-013.00 C
08DA 60173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dotson R. Guinn and spouse, Peggy N. Guinn,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Ann Sakhai,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 on the plan of Revised Postwood, of record in Book 5200, Page 104, Register's Office for said County.

SAID Lot No. 13 fronts 60 feet on the southeasterly margin of Postwood Place and extends back 97.13 feet on the southwesterly line and 95.96 feet on the northeasterly line to a broken line in the rear, measuring 60.01 feet thereon.

BEING the same property conveyed to Dotson R. Guinn and wife, Peggy N. Guinn, by deed from Randall M. Goldstein and wife, Gretchen S. Goldstein, of record in Book 7856, Page 232, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to covenants, conditions and restrictions of record in Book 5116, Page 225, Book 5635, Page 706, Book 5794, Page 68 and Book 5910, Page 322, Register's Office for Davidson County, Tennessee.

49877

RECEIVED FOR RECORD
Aug 16 9 41 AM '90
REGISTER'S OFFICE

0444 08/16 0101 03CHECK 708-91

This is improved property, known as: 113 Postwood Place, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 1990.

Dotson R. Guinn

Peggy N. Guinn

State of Tennessee
County of Davidson

On this 15th day of August, 1990, before me the undersigned authority, personally appeared Dotson R. Guinn and Peggy N. Guinn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

PEGGY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

W & I: 12/89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8175 PAGE 852

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
212750-00
CON TX 701-91

PRFEE	1-00
MISC	6-00
TOTAL	708-91
CHECK	708-91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/16/90 01 09:44 0001 0444

49877

IDENTIFICATION REFERENCE

AUG 16 9 42 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY

No. 346869