STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00
Jimmy D. Snow
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF SEPTEMBER 19 90
Carolyn Deeffs
Notary Public
MY COMMISSION EXPIRES 1/23/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
JIMMY DEAN SNOW, ET UX	Atlantic Coast Mortgage Company	MAP 42-15
(NAME)	(NAME)	
107 S. Graycroft	12700 Fair Lakes Circle, Suite 400	PARCEL 16
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Fairfax, VA 22033	
(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, DEAN GUINN, LARRY E. GUINN, WILMA D. YOUREE, ALLEN GUINN, AND ALBERT M. GUINN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY DEAN SNOW AND WIFE, GLENDA F. SNOW

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:

Land in Davidson County, Tennessee, in the 11th Civil District, being part of an unnumbered tract on the unrecorded Map of Marthonna described as follows: Beginning at a point in the easterly margin of Graycroft Road, the northwesterly corner of the property conveyed to Sam Roy Kyle and wife, Cary P. Kyle, by deed from George P. Howell and William H. Howell of record in Book 2639, page 17, Register's Office for said County; thence northerly with the margin of said Road, 100 feet to a point; thence South 87 deg. 15 min. East 269.1 feet, more or less, to a point in the westerly line of Block C on the unrecorded Map of Marthonna; thence South 2 deg. 50' West with said line 100 feet to a point, the northwest corner of said Kyle property; thence North 87 deg. 15' West with the northerly line of said Kyle property 268 feet, more or less, to the point of beginning.

BEING the same property conveyed to Dean Guinn, Larry E. Guinn, Wilma D. Youree, and Allen Guinn, by Quitclaim Deed from Albert M. Guinn, unmarried, of record in Book 8022, page 723, Register's Office for Davidson County, Tennessee, retaining unto himself a life estate.
Albert M. Guinn joins in this conveyance for the purpose of conveying the life estate retained by him in Book 8022, page 723, Register's Office, Davidson County, TN.

This is not the principal residence of the Grantors.

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unimproved ( )
This is improved (XX) property, known as 107 S. Graycroft, Madison, TN 37115
(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 14th day of September 19 90

Albert M. Guinn
ALBERT M. GUINN

Dean Guinn
DEAN GUINN

Larry E. Guinn
LARRY E. GUINN

Wilma D. Youree
WILMA D. YOUREE

Allen Guinn
ALLEN GUINN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named DEAN GUINN, LARRY E. GUINN, WILMA D. YOUREE, ALLEN GUINN, AND ALBERT M. GUINN

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of September 19 90.

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ on this the _____ day of _____ 19_____.

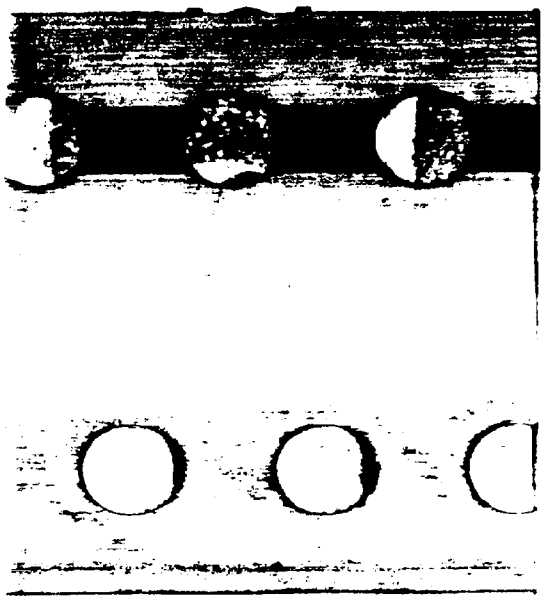
My commission expires _____

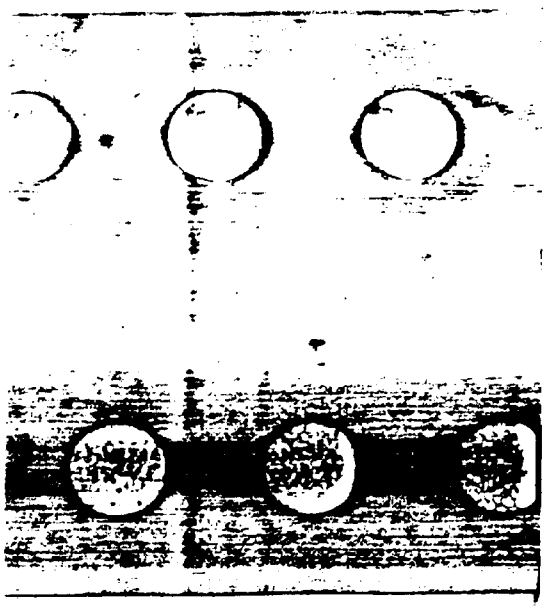
Notary Public

58022

TENNESSEE REFERENCE

SEP 18 8 21 AM '90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8197 PAGE 795

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 72000.00
CDN TX 237.60
PRFEE 1.00
WDEED 6.00
TOTAL 244.60
CHECK 244.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/18/90 01 08:25 0001 9710

58022

IDENTIFICATION REFERENCE

SEP 18 8 21 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 356347