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BOOK 8351 PAGE 4

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 19 91

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
TAMMY L. OZMENT	SOVRAN MORTGAGE CORPORATION	MAP 43-01
(NAME)	(NAME)	
106 SARVER AVENUE	201 E. CARY STREET	PARCEL
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	RICHMOND, VA 23219	117.00
(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, HEIRS AT LAW OF ALBERT M. GUINN, BEING DEAN GUINN, LARRY E. GUINN, WILMA D. YOUREE AND ALLEN GUINN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAMMY L. OZMENT, UNMARRIED

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, being part of Lots A and B on the corrected Map of the W. P. Ready Subdivision of the E. H. Thorton Tract of land, as of record in Book 332, page 110, Register's Office for said County, described as follows: Beginning at an iron pin at a point in the southerly margin of Sarver Avenue, formerly Madison Avenue, 120 feet from the southeast corner of Pierce Avenue and Sarver Avenue, and extending in an easterly direction in a straight line along the southerly margin of Sarver Avenue for a distance of 60 feet, fronting on Sarver Avenue, and extending back between parallel lines, for a distance of 200 feet to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Albert M. Guinn by deed of record in Book 8238, page 557, Register's Office for Davidson County, Tennessee; the said Albert M. Guinn having since died the property vests in his heirs, being Dean Guinn, Larry E. Guinn, Wilma D. Youree and Allen Guinn.

This is not the principal residence of the Grantors.

13963

IDENTIF. REFERENCE

May 14 3 50 PM '91

DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 106 SARVER AVENUE, 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 10th day of May, 19 91

DEAN GUINN

LARRY E. GUINN

WILMA D. YOUREE

ALLEN GUINN

First Data Systems, Inc.

DCTN01W 12/88

1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 and ALLEN 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 Goodlettsville, Tennessee, this 10th day of May, 19 91.

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

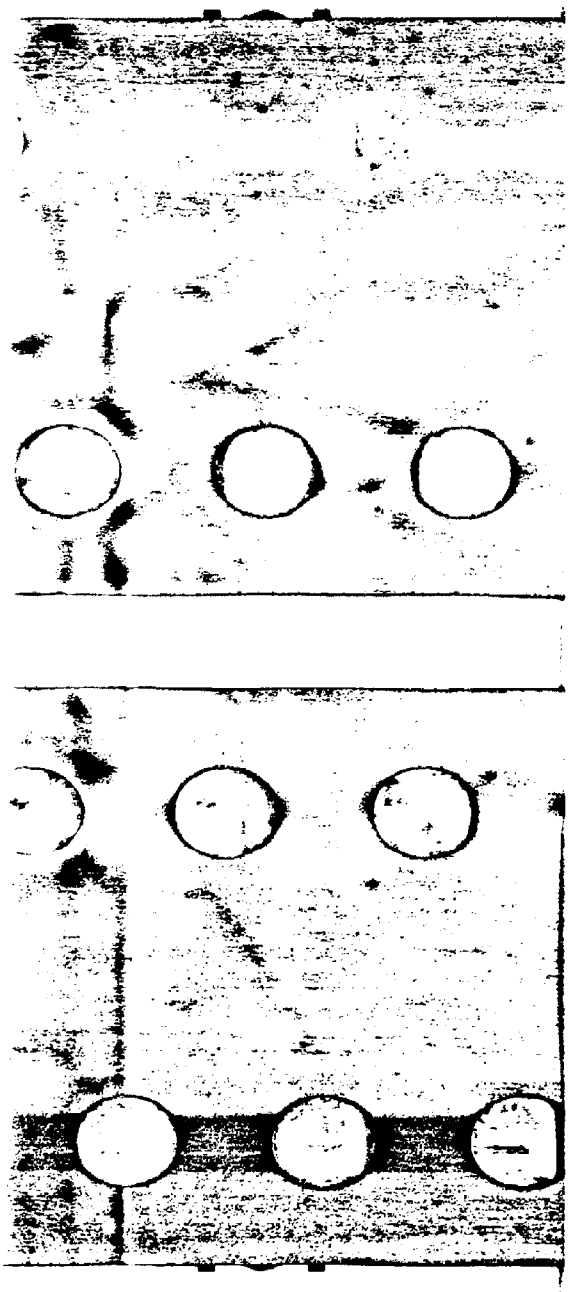
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

WARRANTY DEED
FROM
TO
RETURN TO:
1688 05/14 0101 03CHECK 162.10



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 47000.00
CON TX 155.10
PRFEE 1.00
UNFEE 6.00
TOTAL 162.10
CHECK 162.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/14/91 01 08:50 0001 1688

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IDENTIF. TREFERENCE

MAY 14 8 50 AM '91

FELIX Z. WILSON, JR.
DAVIDSON COUNTY TN.

No. 421303