WARRANTY DEED

BOOK 8363 PAGE 3

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN R. ABBOTT (NAME)	SOUTHTRUST MORTGAGE CORPORATION (NAME)	Map 115-12
325 Gun Club Road (STREET ADDRESS OR ROUTE NUMBER)	100 Office Park Drive (STREET ADDRESS)	Parcel 53
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35223 (CITY) (STATE) (ZIP)	F.B. #8DZ70040

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, MICHAEL R. GUEST AND WIFE, SARA SHEPARD GUEST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN R. ABBOTT, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 51 on the Plan of West Meade Farms, Inc., Section "C", as of record in Plat Book 1835, page 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael R. Guest and Sara Shepard, as Joint Tenants with the Right of Survivorship by deed from James P. Meloy and wife, Sara K. Meloy of record in Book 6815, page 995, said Register's Office. The said Sara Shepard is now known as Sara Shepard Guest.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 44, said Register's Office.

18306

IDENTIFICATION REFERENCE

MAY 31 9 33 AM '91

unimproved ( )
This is improved (XX) property, known as 325 Gun Club Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of May, 1991.

MICHAEL R. GUEST

SARA SHEPARD GUEST

STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL R. GUEST AND WIFE, SARA SHEPARD GUEST with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of May, 19 91.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 1991.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MICHAEL R. GUEST AND WIFE, SARA SHEPARD GUEST

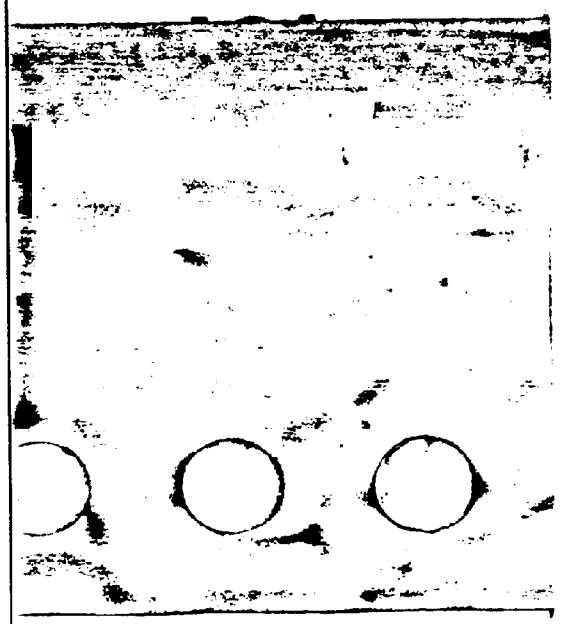
TO

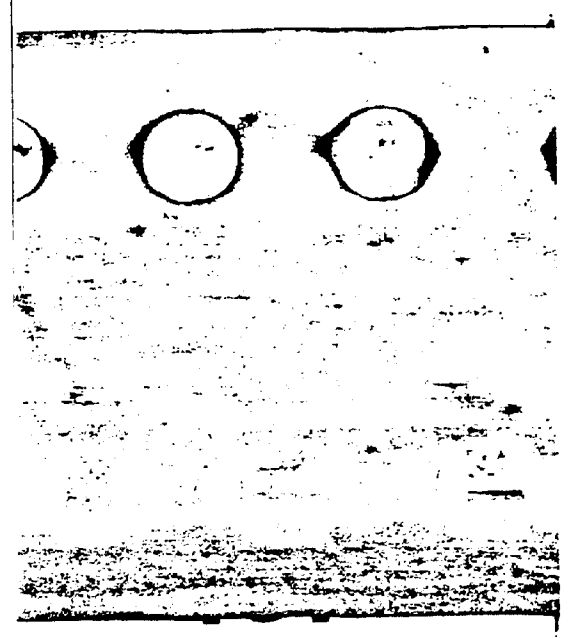
JOHN R. ABBOTT, unmarried

5775 05/31 0101 03CHECK 422.80

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8363 PAGE 5

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 126000.00

CON TX 415.80

BARRE 1.00

WDEED 6.00

TOTAL 422.80

CHECK 422.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/91 01 09:34 0001 6775

IDENTIFICATION REFERENCE

MAY 31 9 33 AM '91

18306

No. 426326