BOOK 8395 PAGE 577 FORM NO. WD-1 27A

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Tammy T. Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 91

Notary Public

MY COMMISSION EXPIRES: 9/26/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Benjamin Santymire (NAME)	First Tennessee Bank National (NAME)	173-1
215 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. 1000 Dept. 47 (STREET ADDRESS)	157
Nashville, Tn 37211 (CITY) (STATE) (P.O. ZIP)	Memphis, Tn. 38148 (CITY) (STATE) (ZIP)	5DU 61454

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, VEDA J. WORD, Unmarried and Tanisha Evette Word and Deidre Lavonne Word HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Benjamin Santymire and wife, Elizabeth S. Santymire

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 Lot 38, Section II B, Monte Carlo, as in Book 5050, Page 99, said Registers Office, to which reference is herein made.

BEING the same property conveyed to Veda J. Word, Tanisha Evette Word, and Deidre LaVonne Word by deed from Dennis Martinez et ux, Joanna Martinez, of record in Book 6898, Page 994, said Register's Office.

The said Tanisha Evette Word and Deidre LaVonne Word are minor children, and Thomas H. Ware was appointed their Guardian Ad Litem and authorized to convey their interest by order of the Probate Court of Davidson County, Tennessee in Case No. 97501.

2995.3

IDENTIFICATION REFERENCE

Jul 11 10 24 AM '91

FELIX Z WILSON CT REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 215 Cedarview Drive, Antioch, Tennessee 37013
(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 28th day of June, 1991

Veda J. Word
VEDA J. WORD

Thomas H. Ware, Guardian
THOMAS H. WARE, Guardian ad Litem
for Tanisha Evette Word and
Deidre Lavonne Word

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named VEDA J. WORD

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 19 91.

Commission Expires 7/23/94

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

[illegible] 0101 03CHECK 262.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 28th day of June, 1991, before me personally appeared THOMAS H. WARE, to be known to be the person who executed the foregoing instrument in behalf of TANISHA EVETTE WORD and DEIDRE LaVONNE WORD, being so authorized, as their guardian ad liem, and acknowledged that he executed the same as the free act and deed of the said TANISHA EVETTE WORD and DEIDRE LaVONNE WORD, as though they personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of June, 1991.

NOTARY PUBLIC

My Commission Expires: 7/23/94



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8395 PAGE 579

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 69000.00
				MOR TX 255.30
				ERR CO
				MOR TX 255.30-
				CON TX 255.30
				PRFEE 1.00
				WDEED 6.00
				TOTAL 262.30
				CHECK 262.30
			07/11/91 01	10:25 0001 0671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2995.3.

IDENTIFICATION REFERENCE

Jul 11 10 24 AM '91

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 439701