21+21

THIS INSTRUMENT PREPARED BY:
Hunter B. Short
323 Union Street
Nashville, TN 37201
(615) 255-7496

WARRANTY DEED

BOOK 8427 PAGE 126

New Owner:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
James F. Digby and wife Cynthia J. Bedore 3975 New Highway 96 West Franklin, Tn 37064	Same	Map 183 Part of 132

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, including the assumption by the Grantees of the balance of THREE HUNDRED FIFTY THOUSAND ($350,000.00) DOLLARS owed under a note to First City Bank, Murfreesboro, Tennessee, as secured by a Deed of Trust as of record in Book 8057, page 603, Register's Office for Davidson County, Tennessee the receipt of which is hereby acknowledged, Guinn's Trailer Sales, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto James F. Digby and wife, Cynthia J. Bedore, hereinafter called the Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee as follows to-wit:

See Exhibit A for Legal Description

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 grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simply, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind its successors and assigns 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.

WITNESS our hands this 23rd day of August, 1991.

GUINN'S TRAILER SALES, INC.

BY: Charles D. Guinn, Jr.

Title: Pres.

41423

TENNESSEE REAL ESTATE TRANSFER
AUG 23 3 08 PM '91
REGISTER'S OFFICE

6320 08/23 0101 03CHECK 1305.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Charles I. Guinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of Guinn's Trailer Sales, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23 day of Aug., 1991.

NOTARY PUBLIC

My Commission expires: 7/18/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Cynthia Bedore
AFFIANT

Subscribed and sworn to before me, this 23 day of Aug., 1991.

NOTARY PUBLIC

My Commission expires: 7/18/92

LEGAL DESCRIPTION

Being Tract No. 2 on the Map of Guinn Subdivision, Firestone Parkway, as of record in Book 7900, page 305, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

Being at an iron pin in the southerly margin of Heil-Quaker Blvd., said point being the northeast corner of the subject tract, thence,

1. S 44 degrees 27' E a distance of 755.88' to an iron pin on the northerly margin of J.P. Hennessey Drive, thence,

2. Westerly with a curve to the left having a radius of 848.51' and a central angle of 25 degrees 11' 43" (chord bearing and distance of S 58 degrees 08' 52" W 370.13') a distance of 373.12' with the northerly margin of J.P. Hennessey Drive to a concrete monument, thence,

3. S 45 degrees 33" W a distance of 13.67' with the northerly margin of J.P. Hennessey Drive, a 60' right of way to a concrete monument, thence,

4. With a curve to the right having a radius of 25.00' and a central angle of 90 degrees 00' (chord bearing and distance of N 89 degrees 27' W 35.36') a distance of 39.27' to an iron pin on the easterly margin of Firestone Parkway, thence,

5. N 44 degrees 27' W a distance of 470.16 with the easterly margin of Firestone Parkway to a concrete monument, thence,

6. Leaving Firestone Parkway N 45 degrees 33' E 50" to an iron pin, thence,

7. N 52 degrees 15' 24" E 183.18 feet to an iron pin, thence,

8. N 44 degrees 27' W 201.39 to an iron pin in the southerly margin of Heil-Quaker Blvd., thence,

9. With the said margin of Heil-Quaker Blvd. N 45 degrees 33' E 167.96 feet to an iron pin, being the point of beginning.

Being part of the same property conveyed to Guinn's Trailer Sales, Inc. by deed of record in Book 8057, page 599, Register's Office of Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 8427 PAGE 129

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 9.00
TOTAL 1305.00
CHECK 1305.00
08/23/91 01 15:09 0001 6320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41423.

IDENTIFICATION

AUG 23 3 08 PM '91

No. 452822