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FORM NO. WD-1
7561-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Julie A. O'Guin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF October 19 91

M T.
Notary Public

MY COMMISSION EXPIRES: 7/24/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIE A. O'GUIN	MORTGAGEE FIDELITY FEDERAL BANK	Map 096-05
(NAME) 265 Cumberland Circle	(NAME) 401 Union Street	Parcel 053
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS) Nashville, Tennessee 37219	FB# 03DZ-17420
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, AMC MORTGAGE COMPANY, INC, A FLORIDA CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIE A. O'GUIN AND LADONNA MEUCHEL, BOTH 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 the northerly 85 feet front of the southerly 165 feet front and 33 feet rear of Lot No. 50 on the Map of Bluefield, Section No. 2, of record in Book 843, Page 34, Register's Office for said County, and being Lot No. 12 on the Map of the Resubdivision of Certain Lots in Bluefield, not of record, and described as follows:

BEGINNING at a point in the westerly margin of Cumberland Circle 85 feet South of the common corner of Lots Nos. 49 and 50, the southeast corner of that part of said Lot No. 50 conveyed to Estelle Judy Stinson et al, by deed of record in Book 1126, Page 479, said Register's Office; thence northwesterly with Stinson's southwesterly line and with the dividing line between Lots Nos. 12 and 13 of the Resubdivision, 498 feet to a point 35 feet South of the common corner of Lots Nos. 49 and 50, the southwest corner of the Stinson Lot; thence southerly 33 feet to a point, the common corner of Lots Nos. 50 and 51 of the Bluefields Subdivision; thence southeasterly with the dividing line between Lots Nos. 11 and 12 of the Resubdivision 507.5 feet, more or less, to a point in the westerly margin of Cumberland Circle; thence northerly with the westerly margin of Cumberland Circle 85 feet to the point of beginning.

BEING the same property conveyed to AMC Mortgage Company, Inc., a Florida Corporation, by Deed from Donald R. O'Guin, Sr., Trustee, of record in Book 8391, Page 153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1118, Page 329, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is (unimproved) (XX) property, known as 265 Cumberland Circle, Nashville, TN 37214
(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 his hand this 4th day of October, 19 91

AMC MORTGAGE COMPANY, INC, A FLORIDA CORPORATION

By: Donald R. O'Guin, Jr. President

STATE OF TENNESSEE
Davidson County

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

_____

_____

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

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

Commission Expires_____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Donald R. O'Guin, Sr.

_____

_____

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 President _____ of the AMC MORTGAGE COMPANY, INC 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 official seal at Nashville, Tenn. this 4th day of October, 19 91.

Commission Expires 7/24/93 _____ Notary Public

52880

Dmo

Identification

Oct 8 1 39 PM '91

WARRANTY DEED

FROM

AMC MORTGAGE COMPANY, INC, A FLORIDA CORPORATION

TO

JULIE A. O'GUIN AND LADONNA MEJCHEL, BOTH UNMARRIED

1155 10/08 0101 03CHECK 421.40

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

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 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 112000.00
CON TX 414.40
PRFEE 1.00
WDEED 6.00
TOTAL 421.40
CHECK 421.40
10/08/91 01 13:41 0001 1155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2 8.8 0.

IDENTIFICATION REFERENCE

OCT 8 1 39 PM '91

No. 465950