This instrument prepared by:
Mark E. Morrison
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

1.11 for 21

WARRANTY DEED

BOOK 8615 PAGE 718

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Earl and wife, Marietta Deen 5206 Georgia Ave. Nashville, TN 37209	Same	#92-13-339

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CORA PICKERING (holder of a life estate) and ROBERT L. GUYE, JR., and wife, SHIRLEY GUYE, and NORMA SHARON SULLIVAN and husband JAMES SULLIVAN (holders of the remainder in interest) (collectively, the "Grantors") have bargained and sold and by these presents do transfer and convey unto the said EARN DEEN and wife, MARIETTA DEEN (the "Grantee"), his heirs, successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 174, on the plan of Hortense Place, as shown on plat of record in Plat Book 161, page 167, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Cora Pickering, for her life, with the remainder to Robert L. Guye, Jr., and Norma Sharon Sullivan, by Quitclaim Deed from Robert L. Guye and wife, Norma C. Guye, of record in Book 6955, page 470, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for current year real property taxes, a lien but not yet due and payable, and except as of record.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and successors and assigns, against the lawful claims of all persons, whomsoever.

By her signature below, Cora Pickering hereby forfeits her life estate in the above-described property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0 6 6 8 U

IDENTIF. REFERENCE

MAY 1 1 57 PM '92

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 29th day of April, 1992.

CORA PICKERING

Robert L Guye Jr.
ROBERT L. GUYE, JR.

Shirley M. Guye
GUYE

Norma Sharon Sullivan
NORMA SHARON SULLIVAN

James W Sullivan
SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORA PICKERING, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 1992.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. GUYE, JR., and wife, Shirley M Guye, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 29th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 3-20-1994

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 29 day of April, 1992.

Cora Pickering
CORA PICKERING

Robert L. Guye Jr
ROBERT L. GUYE, JR.

Shirley M. Guye
GUYE

Norma Sharon Sullivan
NORMA SHARON SULLIVAN

James W Sullivan
SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORA PICKERING, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 29 day of April, 1992.

B J Cobarn
NOTARY PUBLIC

My Commission Expires: 3-25-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. GUYE, JR., and wife, Shirley M. Guye, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 29 day of April, 1992.

B J Cobarn
NOTARY PUBLIC

My Commission Expires: 3/25/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMA SHARON SULLIVAN and husband, James G. Sullivan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 3-26-1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $20,000.

Earl M Sneed
Affiant

Subscribed and sworn before me this 29th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 3-26-1994

\misc\guye1.wd

3678 05/01 0101 03CHECK 87.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8615 PAGE 722

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
TOTAL 87.00
CHECK 87.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/92 01 13:56 0001 2678

06680

IDENTIF. REFERENCE

MAY 1 1 57 PM '92

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 526955