File No: _____

Address New Owner:	Send Tax Bills To:	Map/Parcel
Charles E. Guatney etux	Same	Map 83-5
1045 Chickamauga Dr		Parcel 48
Nashville, TN		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, WILLIAM EARL NEWGENT, a widower, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto CHARLES ELBERT GUATNEY and wife, PAULINE ELIZABETH GUATNEY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 and the west 10 feet of Lot No. 16, of Block A on the Plan of East Addition, as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Said Lot No. 17 and the west 10 feet of (that) Lot No. 16 front together 60 feet on the north side of Chicamauga Avenue and run back between parallel lines 150 feet to an alley.

BEING THE SAME property conveyed to Mary L. Tucker Newgent and husband, William Earl Newgent, by deed from Charles Elbert Guatney and wife, Pauline Elizabeth Guatney, of record in Book 8287, Page 838, said Register's Office. The said Mary L. Tucker Newgent died on June 12th, 1992, and was survived by her husband, William Earl Newgent, who acquired said property as surviving tenant by the entirety; they were continuously married from August 3, 1990 (date of deed) to the date of her death. William Earl Newgent has not since remarried.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 332, page 63, said Register's Office; the existing Deed of Trust hereby assumed; any easements, restrictions and encumbrances of record; and to all applicable local government planning, building and zoning regulations. This instrument was prepared from information provided by the Grantor and M. Lee Barrett, Jr.

IT IS AGREED and understood that the above-named Grantees hereby expressly assume and agree to pay the remaining unpaid balance of a Deed of Trust of record in Book 6327, Page 487, said Register's Office, and the indebtedness secured thereby.

THIS IS improved property known as 1045 Chicamauga Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES ELBERT GUATNEY and wife, PAULINE ELIZABETH GUATNEY, their heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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.

WITNESS my hand on this 12TH day of June, 1992.

William Earl Newgent
WILLIAM EARL NEWGENT,
a widower

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 27,000.00.

Minnie J Brasfield
AFFIANT

Sworn to and subscribed before me this 12th day of June, 1992.

M. Lee Barrett
NOTARY PUBLIC

My commission expires: 7/23/94.

3581 06/22 0101 03CHECK 106.90

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Earl Newgent, a widower, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Tennessee, this 12TH day of June, 1992.

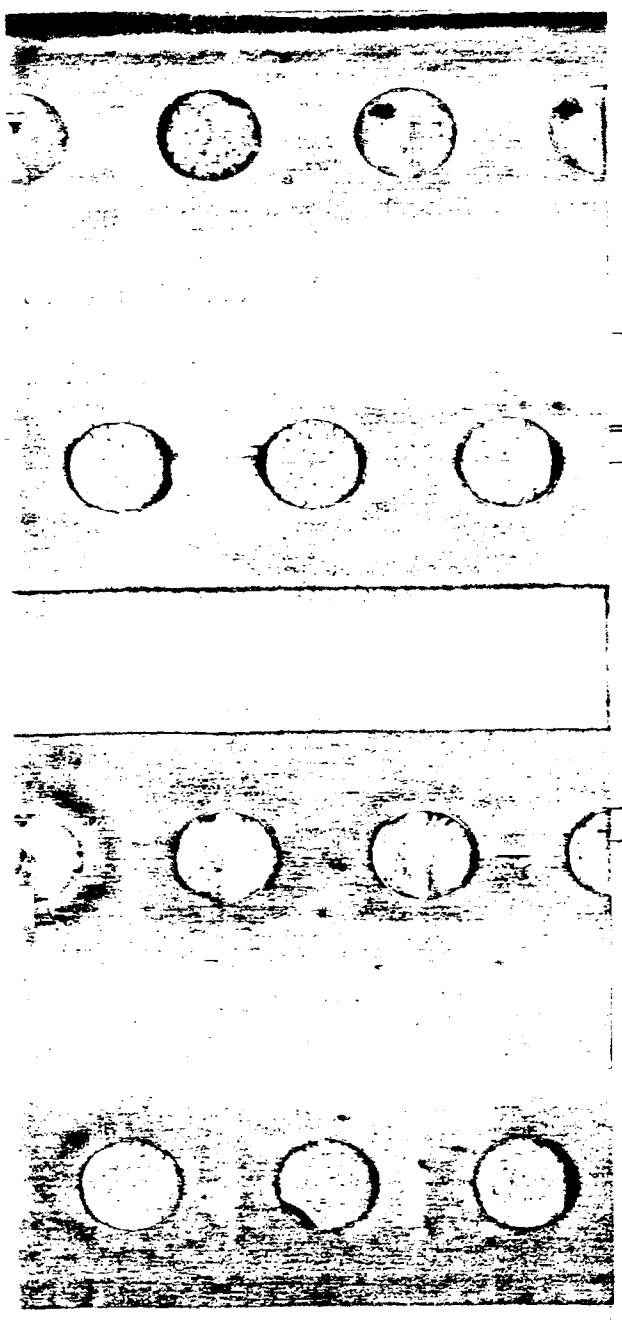
M. Lee Barrett
NOTARY PUBLIC

My commission expires: 7/23/94.

M. LEE BARRETT, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

21376
IDENTIF. TREFERENCE
JUN 22 2 00 PM '92
FEE REGISTER
DAVIDSON COUNTY TN.
PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8657 PAGE 348

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 6.00
TOTAL 106.90
CHECK 106.90
06/22/92 01 14:00 0001 3581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2137.6'

IDENTIF. REFERENCE

JUN 22 2 00 PM '92

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 543303