WARRANTY DEED

MAIL TO:
PREPARED BY: CLYDE PAUL HOLLAND
ATTORNEY AT LAW
2628 OLD LEBANON ROAD
NASHVILLE, TN 37214

FROM: LYDE K. GUION

TO: SANDRA C. HOWELL

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
SANDRA C. HOWELL	SAME	Map 145-12
5056 Lakeview Drive		Parcel 1
Nashville, TN 37220		

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$ 117,000.00

Sandra C. Howell
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30
DAY OF June 19 92

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-22-93

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS, and other good and valuable consideration in hand received, the Grantor, LYDA K. GUION, a widow, has this day bargained and sold, and does hereby transfer and convey unto the Grantee, SANDRA C. HOWELL, a single person, her heirs and assigns, certain real estate in Davidson County,Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 49 on the Plan of Lakeview Manor Subdivision, as of record in Book 2133, Pages 39, 40 and 41, Register's Office for said County.

SAID Lot No. 49 fronts 125 feet on the easterly side of Lakeview Drive and runs back 475.4 feet on the northwesterly line and 513.2 feet on the southeasterly line to a line in the rear on which it measures 130 feet.

BEING the same property conveyed to James C. Guion and wife, Lyda K. Guion, by deed from Alvin F. Vincent and wife, Lois J. Vincent, as of record in Book 2695, Page 609, Register's Office for Davidson County, Tennessee. The said James C. Guion having since died, and the said Lyda K. Guion having had Glenda E. Guion appointed as her Limited Guardian, with authority to convey under provisions of Orders of Davidson County Probate Court, Case No. 99031.

This is improved property, known as: 5056 Lakeview Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, her heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

24000

IDENTIF. REFERENCE

JUN 30 2 55 PM '92

PICK-UP

06/30 0101 03CHECK 439.00

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said real estate to said grantee, her heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, the said grantor have hereunto set my hand this the 26th day of June, 1992.

X Lyda K. Guion
LYDA K. GUION

BY: Glenda E. Guion, Limited Guardian
GLENDA E. GUION, LIMITED GUARDIAN

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named GLENDA E. GUION, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Limited Guardian of the person and estate of LYDA K. GUION, and that she as such Limited Guardian, executed the within instrument for the purposes therein contained, by signing the name of the said LYDA K. GUION, as her Limited Guardian.

Witness my hand and official seal at office in Greenville County, South Carolina this the 26th day of June, 1992.

Paige B. Franklin
NOTARY PUBLIC
MY COMMISSION
EXPIRES 12-2-2001

MY COMMISSION EXPIRES: EXPIRES 12-2-2001

P. FRANKLIN NOTARY PUBLIC S. CAROLINA

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **8664** PAGE **998**

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 117000.00
CON TX 432.90
PRFEE 1.00
WDEED 6.00
TOTAL 439.90
CHECK 439.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 U O U

IDENTIF. REFERENCE

JUN 30 2 55 PM '92

06/30/92 01 14:55 0001 6499

No. 546189

6-30-52

Void

BOOK 8664 PAGE 999