FILE NO. 30910 FILE BOX "7"

FORM NO. WD-1

Bk 7

BOOK 8852 PAGE 871

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,150.56

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 93

Notary Public

MY COMMISSION EXPIRES: 7/23/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JANICE J. BIRDSONG (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	176-5-91
5152 Hickory Grove Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 18109 (STREET ADDRESS)	2D 77168
Antioch, TN. 37013 (CITY) (STATE) (PO ZIP)	Raleigh, N. C. 27619 (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, CHARLES I. GUINN, JR., and wife, PENNY L. GUINN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANICE J. BIRDSONG

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:

BEING Lot Number 53 on the Plan of Hickory Woods, Section "B", of record in Plat Book 6900 at page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Charles I. Guinn, Jr., and wife, Penny L. Guinn by deed from Reliance Homes, Inc., of record in Book 7757, page 111, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreementof the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to DIAMOND MORTGAGE COMPANY, of record in Book 7757, page 114, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH FIRST UNION MORTGAGE CORPORATION.

This is unimproved ( ) improved (X) property, known as 5152 HIckory Grove Drive, Antioch, Tennessee 37013
(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 our hand s this 29th day of January, 19 93

CHARLES I. GUINN, JR. X PENNY L. GUINN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
Davidson County

BOOK 8852 PAGE 872

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES I. GUINN, JR., and wife, PENNY L. GUINN

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 January, 1993

Commission Expires 7/23/94

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

8 7.7 4 7.

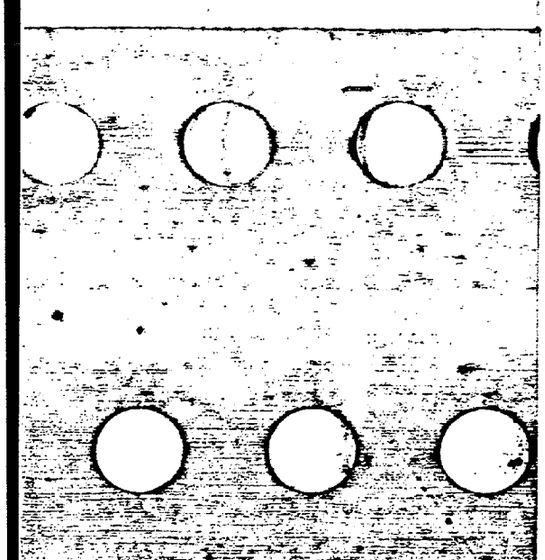
IDENTIFICATION REFERENCE

FEB 1 10 45 AM '93

JOE C. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

387.14 CKCHECK 0101 03/20/0101 9847





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	
				102150.56
			CON TX	378.14
			PRFEE	1.00
			WDEED	8.00
			TOTAL	387.14
			CHECK	387.14
02/01/93	01		10:43 0001	7786

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7.7.4 7:

IDENTIFI REFERENCE:

FEB 1 10 45 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 616331