FILE NO. 31358 FILE BOX "7"

FORM NO WD-1

BOOK 8963 PAGE 298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Beatrice Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 1993

Notary Public

MY COMMISSION EXPIRES: 2/2/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER TITLE SERVICES, INC., 212 Third Ave., N., Nashville, TN 37201
NAME

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BEATRICE HARRIS (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	72-5-120
915 Burchwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 353 (STREET ADDRESS)	15DA 4560
Nashville, TN. 37216 (CITY) (STATE) (PO ZIP)	Louisville, Kentucky 40201 (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, RANDALL J. GUINN, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEATRICE HARRIS

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 No. 45 on the Plan of Burchwood Estates Extended, of record in Book 843, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Randall J. Guinn, Unmarried, by deed from Charles G. Marshall and wife, Terre K. Marshall, of record in Book 7650, page 403, Register's Office for Davidson County, Tennessee.

24458

IDENTIFICATION REFERENCE

MAY 28 11 14 AM '93

REGISTER
DAVIDSON COUNTY, TN

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CITIZENS AND SOUTHERN MORTGAGE COMPANY, of record in Book 7215, page 704, 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.

unimproved ( )
This is improved (XX) property, known as 915 Burchwood Drive, Nashville, Tennessee 37216
(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 my hand this 27th day of May, 1993

Randall J. Guinn

RANDALL J. GUINN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RANDALL J. GUINN, Unmarried

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 Nashville, Tennessee, this 2nd day of May, 1993.

Commission Expires 1/22/95

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE ALAN L. SATUSKY

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

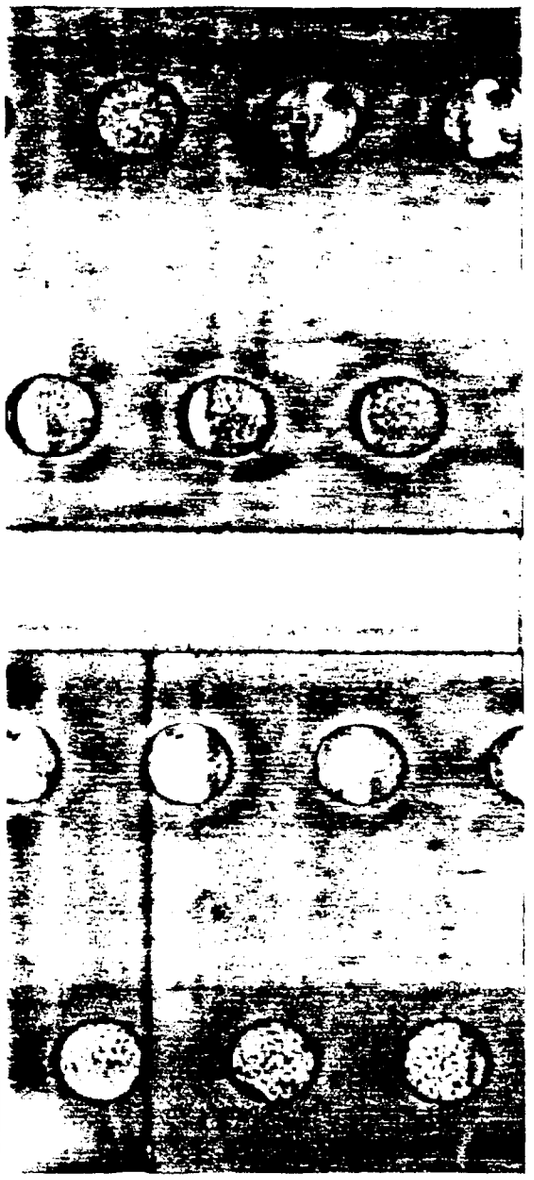
Commission Expires _____

WARRANTY DEED

FROM

TO

8434 05/28 0101 03CHECK 249.50



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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.50
				CHECK 249.50
			05/28/93 01	11:14 0001 8434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24458

IDENTIFICATION REFERENCE

MAY 28 11 14 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 656447