BOX 2

BOOK 9514 PG 898

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR SUCH TRANSFER IS $ 128,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF November 19 94

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 2-8-95 (After 28, 1995)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Guffee, Jr. (NAME)	Capital Bank & Trust Company (NAME)	104-10C-14
336 Elmington Avenue (ADDRESS)	1820 West End Avenue (ADDRESS)	7DA-71600
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, Perry K. Rhodes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Guffee, Jr. and Ann Elise Lanford, both unmarried

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 Unit No. F-14 on the Second Revised Plan of Elmington Condominiums, of record in Book 4660, page 60, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Perry K. Rhodes, unmarried, by deed from Harry K. Weisiger, unmarried, of record in Book 9230, Page 73, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 4660, page 60; Master Deed of record in Book 4486, page 547, Book 4963, page 265; By-Laws of record in Book 4486,page 553, Book 4963, page 263, Book 5362, page 258 and Book 5516, page 302; Charter of record in Book 4790, page 686; all of record in the Register's office for Davidson County, Tennessee.

07089 IDENTIF. ↑ REFERENCE

94 NOV -8 AM 10:22 FELIX Z. [illegible] II REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 336 Elmington Avenue, Nashville, TN 37215
(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 4th day of November 19 94

Perry K. Rhodes

Perry K. Rhodes

BOOK 9514 PG 899

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Perry K. Rhodes, 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 Brentwood, Tennessee, this 4th day of November, 94.

Commission expires 5-28-95

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires May 28, 1995

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Perry K. Rhodes

TO

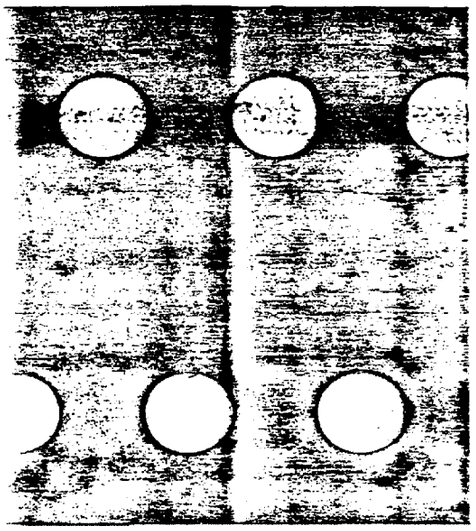
James Edward Guffee, Jr. and
Ann Elise Lanford

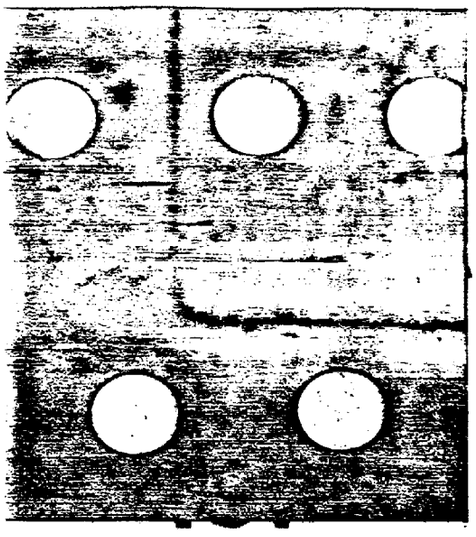
RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

5829 11/08 0101 03CHECK

484.4





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9514 PG 900

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 128500.00
				CON TX 775.45
				ERR CO
				CON TX 775.45-
				CON TX 475.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 484.45
				CHECK 484.45
11/08/94	01			10:21 0001 5829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07089
IDENTIF. ↑ REFERENCE

94 NOV -8 AM 10: 22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 852099