11533

IDENTIF. & REFERENCE

PICK-UP

94 NOV 23 PM 3:59

REGISTER
DAVIDSON COUNTY, TN.

BK 9528 PG 569

This instrument prepared by:
Harlan Dodson III
Dodson, Parker & Behm
400 Realtors Building
306 Gay Street
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

WARRANTY DEED

ADDRESSES OF NEW OWNERS	SEND TAX BILL TO:	MAP PARCEL NO.:
Charles I. Guinn, Sr. 530 Expressway Park Dr. Nashville, Tn. 37210	Same	106-5 053.00
Charles I. Guinn, Jr. 530 Expressway Park Dr. Nashville, Tn. 37210		
Rickey L. Walker 530 Expressway Park Dr. Nashville, Tn. 37210		

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, and other good and valuable considerations, I, Roger Scott Waynick, have this day bargained and sold and do hereby transfer and convey unto Charles I. Guinn, Sr. an undivided fifty percent (50%) interest, Charles I. Guinn, Jr. an undivided twenty-five percent (25%) interest, and Rickey L. Walker an undivided twenty-five percent (25%) interest, their successors, heirs and assigns, in certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 45 feet of Lot No. 33 and the northerly 15 feet of Lot No.34 on the map of Minton's Subdivision of Lots Nos. 1, 5 and 6 of the W. L. Nance Lands, as of record in Book 161, page 95, Register's Office for said County.

Said southerly 45 feet of Lot No. 33 and the northerly 15 feet of Lot No.34 front 60 feet on the easterly side of Parris Avenue and run back between parallel lines 175 feet to a dead line on which it measures 60 feet.

Being the same property conveyed to Roger Scott Waynick by deed from William Waynick and wife, June P. Waynick, of record in Book 5168, page 787, Register's Office, Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $55,000.

Subscribed and sworn to before me this the 17th day of November, 1994.

Affiant

Cindy K. Alexander
Notary Public

My Commission Expires: March 22, 1997

This is improved property, known as 72 Parris Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles I. Guinn, Sr., Charles I. Guinn, Jr., and Rickey L. Walker (hereinafter sometimes "Transferees"), their successors, 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. I further covenant and bind my heirs and representatives to warrant and forever defend the title to said real estate to the said Transferees, their successors, heirs and assigns against the lawful claims of all persons.

NANCY WAYNICK, wife of ROGER SCOTT WAYNICK, hereby joins in the execution of this Warranty Deed in order to convey any marital interest which she may have in the said property.

WITNESS my hand this the 17th day of November, 1994.

Roger Scott Waynick

Nancy Waynick

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 17th day of November, 1994, before me personally appeared Roger Scott Waynick, personally known to me, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

WITNESS my hand, at office, this the 17th day of November, 1994.

Cindy R Alexander

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

March 22, 1997

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 17th day of November, 1994, before me personally appeared Nancy Waynick, personally known to me, and who executed the foregoing instrument, and acknowledged that she executed the

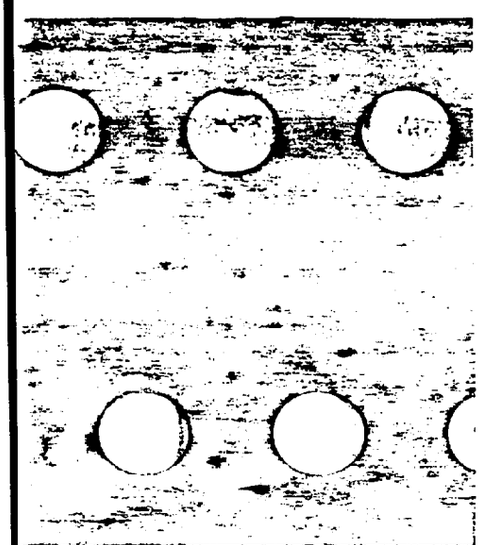
same as her free act and deed.

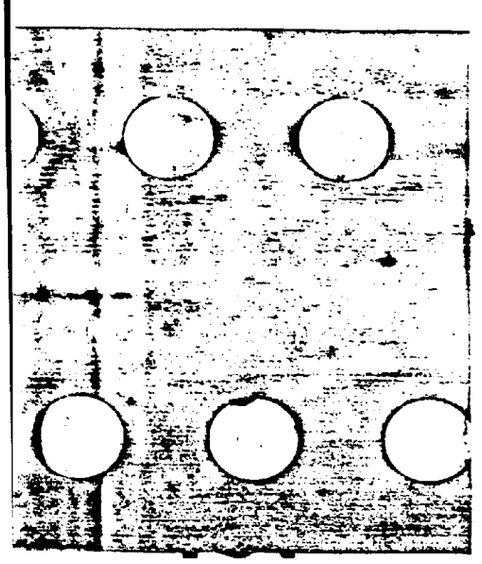
WITNESS my hand, at office, this the 17th day of November, 1994.

Cindy R Alexander
Notary Public

My Commission Expires:
March 22, 1997

6842 11/23 0101 03CHECK 216.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9528 PG 572

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 216.50
				CHECK 216.50
11/23/94	01			15:59 0001 6842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11533
IDENTIF. & REFERENCE

94 NOV 23 PM 3:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 856888