THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $215,000.00. **AFFIANT** Subscribed and sworn to before me, this 31st day of ~~January~~ February, 1995. Notary Public My Commission Expires: 5/23/98

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Charles I. Guinn, Sr. Charles I. Guinn, Jr. and Rickey L. Walker P. O. Box 100070 Nashville, TN 37210	SAME	Map 94-13-112 2DA 65760

1010 02/10 0101 03CHECK 804.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS G. CONNOR AND WIFE, JUDITH A. CONNOR**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHARLES I. GUINN, SR., as to a 50% undivided interest, CHARLES I. GUINN, JR., as to a 25% undivided interest and RICKEY L. WALKER, as to a 25% undivided interest**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Expressway Commercial Park, of record in Book 3700, page 94, Register's Office for said County.

Said Lot No. 9 fronts 100.00 feet on the northwesterly margin of Calhoun Avenue and extends back on the northeasterly line, passing a witness line at 300.63 feet, a total distance of 360.64 feet and extends back on the southwesterly line, passing a witness line at 302.85 feet, a total distance of 362.90 feet, to the center line of Browns Creek, measuring 100.12 feet thereon.

Being the same property conveyed to Thomas G. Connor and wife, Judith A. Connor, by quitclaim deed from Richard J. Connor, of record in Book 8823, page 250, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3700, page 94, Register's Office for Davidson County, Tennessee.

3. Subject to the flow of Browns Creek across so much of the premises as may lie therein.

This is improved property known as 534 Expressway Park Drive, Nashville, TN 37210.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

33327
IDENTIF. & REFERENCE

95 FEB 10 AM 11:52
FELIA E. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands this 31st day of January, 1995.

Thomas G. Connor

Judith A. Connor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS G. CONNOR**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ~~31st~~ 10th day of ~~January~~ February, 1995.

Notary Public

My Commission Expires: 5-23-98

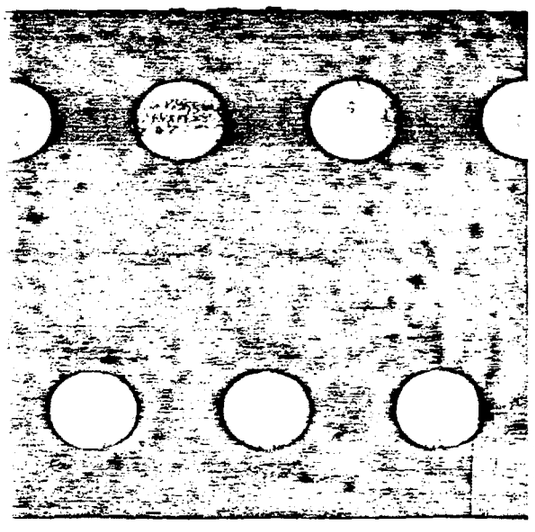
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

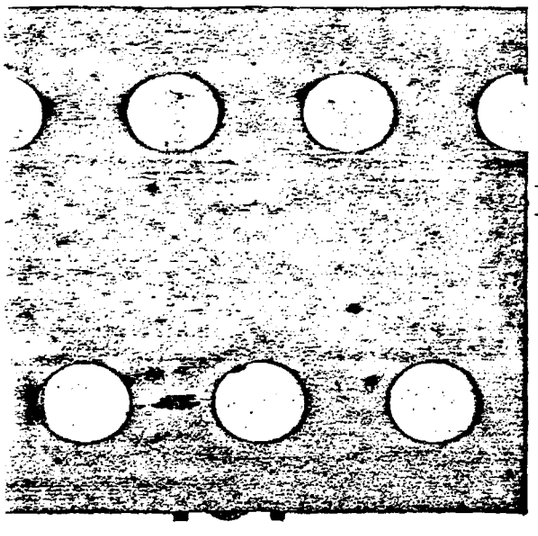
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDITH A. CONNOR**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of January, 1995.

Notary Public

My Commission Expires: 1/27/96





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

RECEIVED OF _____

FOR _____

BOOK 9593 PG 38

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

	AMT
	215000.00
CON TX	795.50
PRFEE	1.00
WDEED	8.00
TOTAL	804.50
CHECK	804.50

02/10/95 01 11:53 0001 0840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33327
IDENTIF. ↑ REFERENCE

95 FEB 10 AM 11:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 880560