This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9614 PG 821

ADDRESS NEW OWNER:
Nick J. Guevara Jr. and Jean A. Guevara
904 Hammack Drive
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
TRANS FINANCIAL BANK
P. O. Box 1718
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 108-16
PARCEL 334
3D-91908

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Naji N. Abumrad and wife, Nada Abumrad, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nick J. Guevara Jr. and wife, Jean A. Guevara, as tenants by the entirety, 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 127-B, Zone Lot Division Lots 127 & 128, Percy Priest Woods, Section Four, of record in Book 6250, Pages 356 & 357, and amended in Book 6250, Page 826, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Naji N. Abumrad, by deed from Robert E. LaBrec and wife, Ithaca S. LaBrec of record in Book 7041, Page 563, and re-recorded in Book 7503, Page 804, Register's Office for Davidson County, Tennessee.

Nada Abumrad herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5984, Page 865, amended in Book 6020, Page 270, and Book 6097, Page 11; and restrictions and notes on plat of record in Book 6250, Page 826, said Register's Office.

This conveyance is subject to public utility and drainage easement of record in Book 6250, Pages 356 & 357, and amended in Book 6250, Page 826, said Register's Office.

This conveyance is subject to utility anchor easement of record in Book 6556, Page 612, said Register's Office.

This is improved property known as 904 Hammack Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nick J. Guevara Jr. and wife, Jean A. Guevara, their heirs and assigns, forever; and we, Naji N. Abumrad and wife, Nada Abumrad 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9614 PG 822

Witness our hands this the 15th day of February, 1995.

x Naji N. Abumrad
Naji N. Abumrad

x Nada Abumrad
Nada Abumrad

STATE OF NEW YORK)
COUNTY OF Suffolk)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Naji N. Abumrad and wife, Nada Abumrad 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Stony Brook, New York, this the 15th day of February, 1995.

DAHL M. CAPELLO
Notary Public, State of New York
No. 4525287
Qualified in Suffolk County
Commission Expires 11/30/96

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 59,900.00.

AFFIANT

Subscribed and sworn to before me this 6th day of March, 1995.

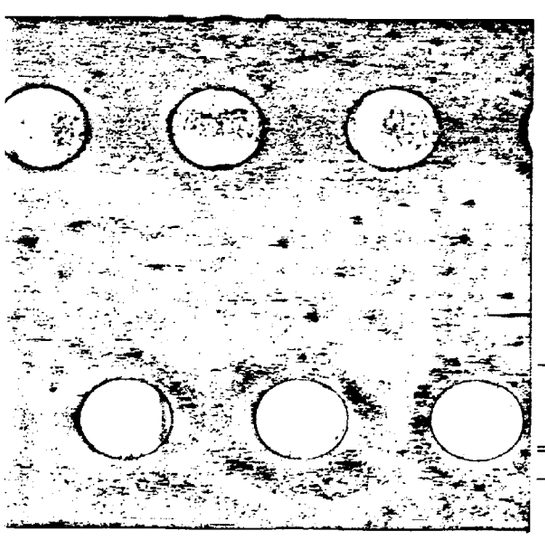
NOTARY PUBLIC
My Commission Expires: 9-21-96

DIANE MELLONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

40644
IDENTIF. & REFERENCE

95 MAR -9 AM 10:21
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

3838 03/09 0101 03CHECK 230.63



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

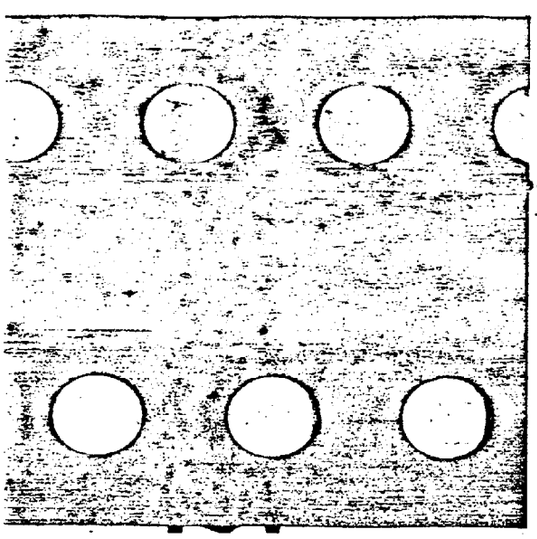
RECEIVED OF _____

FOR _____

BOOK 9614 PG 823

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 59900.00
CON TX 221.63
PRFEE 1.00
MDEED 8.00
TOTAL 230.63
CHECK 230.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40644
IDENTIF. # REFERENCE

95 MAR -9 AM 10:21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

03/09/95 01 10:22 0001 8838

No. 888462