[ADDRESS NEW OWNER:	] SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[Thomas F. Guss	] CTX Mortgage Company	] MAP and PARCEL]
[Amy L. Guss	] Attn: Tax Dept.	]]
[2323 Modena Drive	] 5200 Maryland Way, Suite 108	] 84-11-186]
[Nashville, TN 37214	] Brentwood, TN 37027	]]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

6294 06/01 0101 03CHECK 282.80

WARRANTY DEED

BOOK 9686PG553

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Miriam Mitchell Harper, a widow** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Thomas F. Guss and Amy L. Guss, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Maplecrest Subdivision, which is of record in Book 1835, Pages 27 and 28, R.O.D.C., Tennessee, which lot with others having been re-subdivided as shown by survey of Hal R. Swann, Jr., Surveyor, on July 9, 1951, which re-survey has been approved by the Davidson County Planning commission but has not yet been placed of record.

Said Lot No. 201 fronts 69 feet on the southerly side of Modena Drive and runs back between lines 185 feet on the westerly side and 184.4 feet on the easterly side to a dead line measuring 74 feet thereon.

And, further, being the property shown as Lot No. 201-A on the Plan of a Part of Maplecrest, being a resubdivision of Lots 197, 198, 199, 200, 201, and 202 as shown on the Plan of Maplecrest of record in Book 1835, Pages 27 and 28, which Part appears of record in Book 2022, Page 247, said Register's Office.

BEING the same property conveyed to Dee Wood Harper and wife, Miriam Mitchell Harper by deed from Clyde D. Smith and wife, Dorothy F. Smith of record in Book 2017, Page 463, Register's Office, Davidson County, Tennessee. The said Deed Wood Harper predeceased his wife leaving Miriam Mitchell Harper as the surviving tenant by the entirety.

This is property with a common address of 2323 Modena Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1835, Pages 27-28, as resubdivided in Book 2022, Page 247, said Register's office and all matters therein.

95 JUN -1 AM 8:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0065559

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $74,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 31st day of May, 1995.]
[ ]
[My Commission Expires: 5/23/95 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **May, 1995.**

Miriam Mitchell Harper

Miriam Mitchell Harper

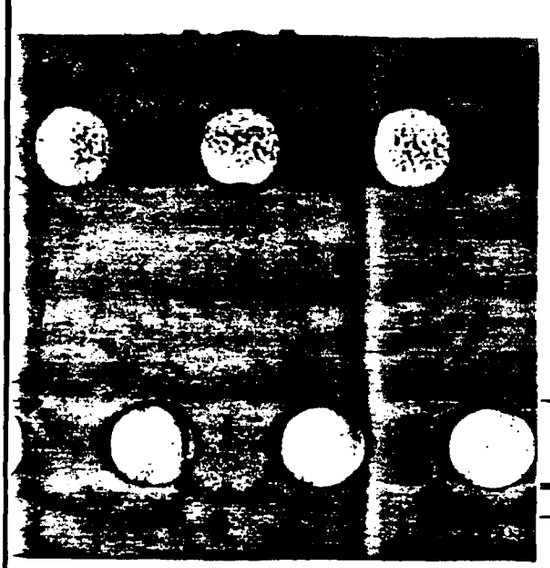
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Miriam Mitchell Harper, a widow** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **31st** day of **May, 1995.**

Notary Public
My Commission Expires: 5/23/98

File No. 9505-192



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

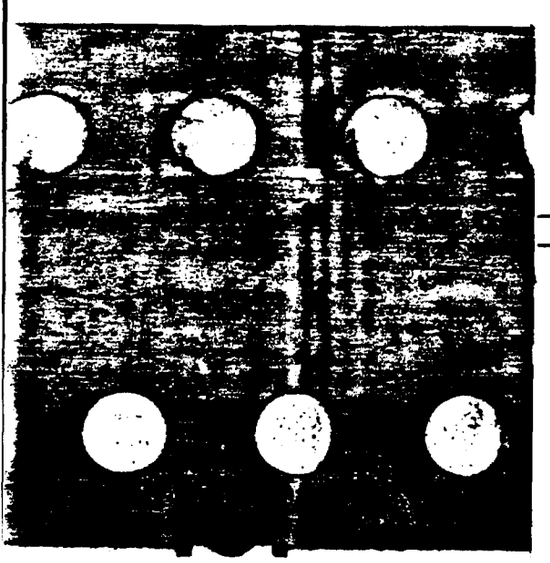
RECEIVED OF _____

FOR _____

BOOK 9686PG555

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WO - 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	74000.00
CON TX	273.80
PRFEE	1.00
MDEED	8.00
TOTAL	282.80
CHECK	282.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 0001 6294

0065559
IDENTIF. ↑ REFERENCE

95 JUN -1 AM 8:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915606