BOOK 9734 PG 12

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 19 95

Notary Public

MY COMMISSION EXPIRES: 3/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Ricky McGuire (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 61-11
1105 McAlpine Avenue (ADDRESS)	P. O. Box 100100 (ADDRESS)	PARCEL 267
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Atlanta, GA 30348 (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, Rebecca Lee Miles, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Ricky McGuire, 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:

LAND in Davidson County, Tennessee, being part of Lot B on the Map of Kennedy & Graves Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for Davidson County, Tennessee, and more particularly described in a survey by T. R. Sanford, on May 28, 1954, as follows:

Beginning at an iron pin in the northerly margin of McAlpine Avenue at the southeasterly corner of the property conveyed to R. O. Ray, and wife, by deed from Earl B. Bates and William L. Bates, of record in Book 2083, Page 262, said Register's Office; said iron pin being 168.3 feet more or less from the easterly margin of Gallatin Pike; thence N 25 deg. 22' east 150 feet to an iron pin; thence S 67 deg. 30' east 113.5 feet to an iron pin; thence S 27 deg. 5' west 150 feet to the northerly margin of McAlpine Avenue; thence with the northerly margin of McAlpine Avenue S 62 deg. 30' east 109.5 feet to the point of beginning.

BEING the same property conveyed to Rebecca Lee Miles, by deed from Leola R. Barrett, reserving a life estate to Leola R. Barrett, of record in Book 6866, Page 232 Register's Office for Davidson County, Tennessee. The said Leola R. Barrett having since died.

0080053

RECEIVED FOR REFERENCE
95 JUL 19 AM 8:27
REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 1105 McAlpine Avenue, Nashville, TN 37216
(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 13th day of July 19 95

Rebecca Lee Miles

Rebecca Lee Miles

BOOK 9734 PG 13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Lee Miles

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of July, 1995.

Commission expires 11/2/98

Notary Public

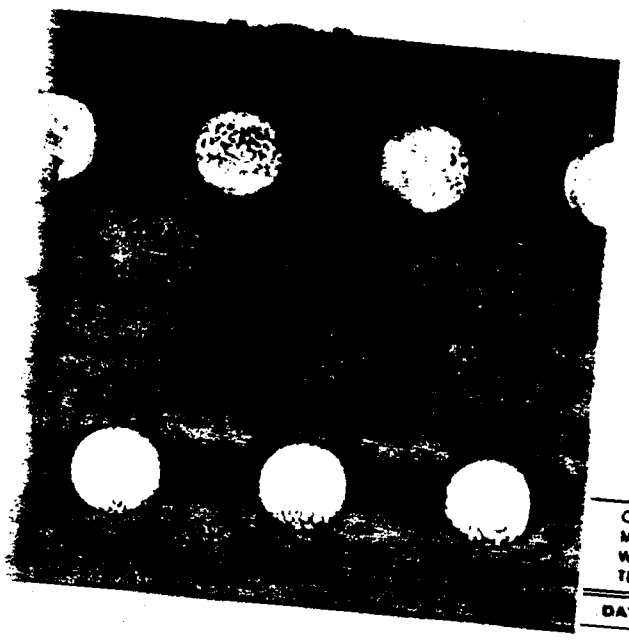
STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within 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



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

RECEIVED OF _____

FOR _____

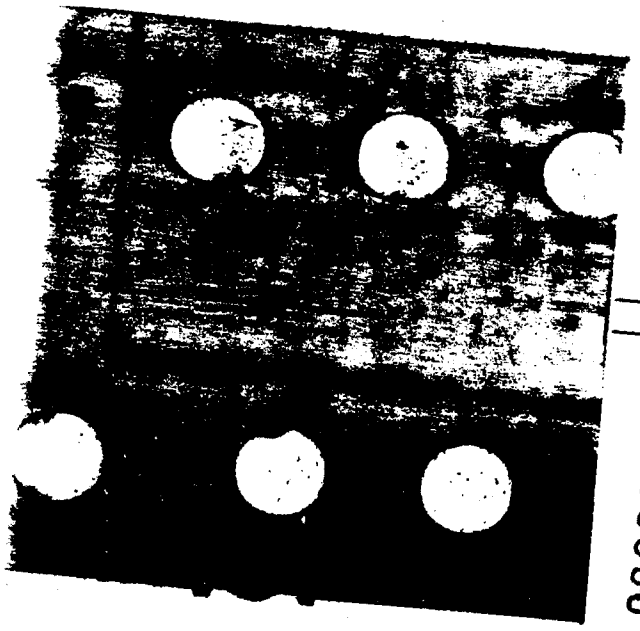
BOOK 9734 PG 14

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 85000.00
CON TX 314.50
PRFEE 1.00
MEED 8.00
TOTAL 323.50
CHECK 323.50
07/19/95 01 08:57 0001 3244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080053
IDENTIFICATION REFERENCE

95 JUL 19 AM 8:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 931336