WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

Prior 10042 PG 345

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PKWY, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Ford (NAME)	Guaranty Trust Company (NAME)	MAP 11
2970 Greer Road (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL 155
Goodlettsville, TN 37073 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (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, Terri D. Cook Guthrie and husband, Andy Guthrie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Ford and wife, Kim R. Ford

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 the 2nd Councilmatic District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 13, 1989, as follows:

BEGINNING at a concrete monument set in the northeasterly margin of Greer Road, the most southwest corner of this tract, and being a corner to Gregory C. Green; thence with the margin of said road N 28 deg. 13' 31" W, 61.16 feet to a point; thence continuing with the margin of said road, N 37 deg. 08' 13" W, 54.20 feet to a concrete monument set in the margin of said road; thence leaving said road, N 40 deg. 05' 40" E, 375.27 feet to an iron pin set; thence S 60 deg. 31' 11" E, 89.16 feet to an iron pin set; thence S 78 deg. 09' 08" E, 255.23 feet to an existing iron pin, corner to said Green; thence with the line of said Green, S 60 deg. 25' 57" W, 583.43 feet to the point of beginning.

Being the same property conveyed to Terri D. Cook, by Divorce Decree of record in Book 9069, page 41, Register's Office for Davidson County, Tennessee, the said Terri D. Cook having since married is now Terri D. Cook Guthrie.

Andy Guthrie joins in this conveyence for the purpose of conveying any right, title or interest he may have in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 2970 Greer Road, Goodlettsville, TN 37072
(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 our hand s this 3rd day of May 19 96

Terri D. Cook Guthrie

Terri D. Cook Guthrie

Andy Guthrie

BOOK 10042 PG 346

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 Terri D. Cook Guthrie and husband, Andy Guthrie

the bargainor s, with whom I am personally acquainted or 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 GOODLETTSVILLE, Tennessee, this 3rd day of May, 19 96.

Commission expires January 24, 1998

Notary Public

MASON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

IDENTIF. & REFERENCE

96 MAY -7 AM 9:43

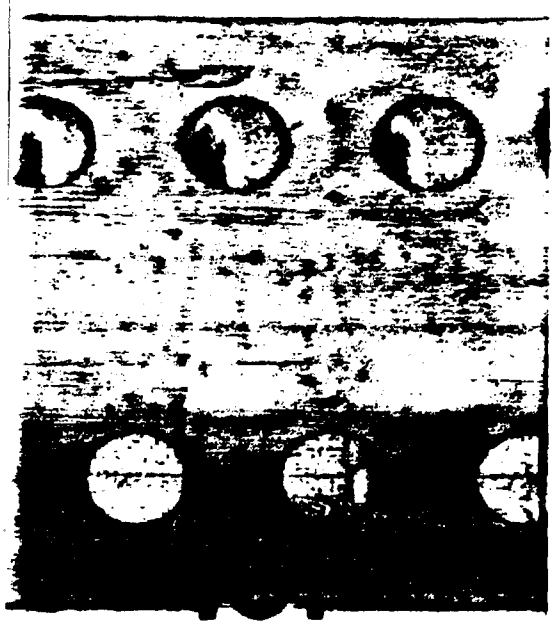
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

9939 05/07 01:01 03CHECK

325.35





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10042 PG 347

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	85500.00
			CON TX	316.35
			PRFEE	1.00
			WDEED	8.00
			TOTAL	325.35
			CHECK	325.35
05/07/96	01	09:44	0001	8939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179340
IDENTIF. ← REFERENCE

96 MAY -7 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036947