PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #

WARRANTY DEED

BK/PG 10307/839

File No: 00281702

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary D. McGuire	Chase Manhattan Mtg.	Map 74-16
[NAME]	[NAME]	
5016 Bonnahill Drive	155 Franklin Rd., #350	Parcel 76
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Hermitage, TN 37076	Brentwood, TN 37027	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Willie Paul Flippen, II and wife, Alnita M. Flippen

have this day bargained and sold, and do hereby transfer and convey unto the said Gary D. McGuire and wife, Valerie McGuire

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 84,000.00

Subscribed and sworn to before me, this the 30TH day of DECEMBER, 19 96

Affiant

My Commission Expires: 04/14/97
[Affix Seal]

Notary Public Mary B. Simmons

unimproved ( )
This is improved (X) property known as 5016 Bonnahill Drive, Hermitage, TN 37076
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 30TH day of DECEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willie Paul Flippen, II

Alnita M. Flippen

BOOK 10307 PG 840

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Mary B. Simmons, a Notary Public in and for said County and State Willie Paul Flippen, II and wife, Alnita M. Flippen

the within named 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 Williamson COUNTY, Tennessee, this 30TH day of DECEMBER, 19 96.

Mary B. Simmons, Notary Public

Mary B. Simmons

Commission expires 04/14/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

BOOK 10307 PG 841

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 409, Section Five, Hermitage Hills, of record in Book 3300, page 1, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

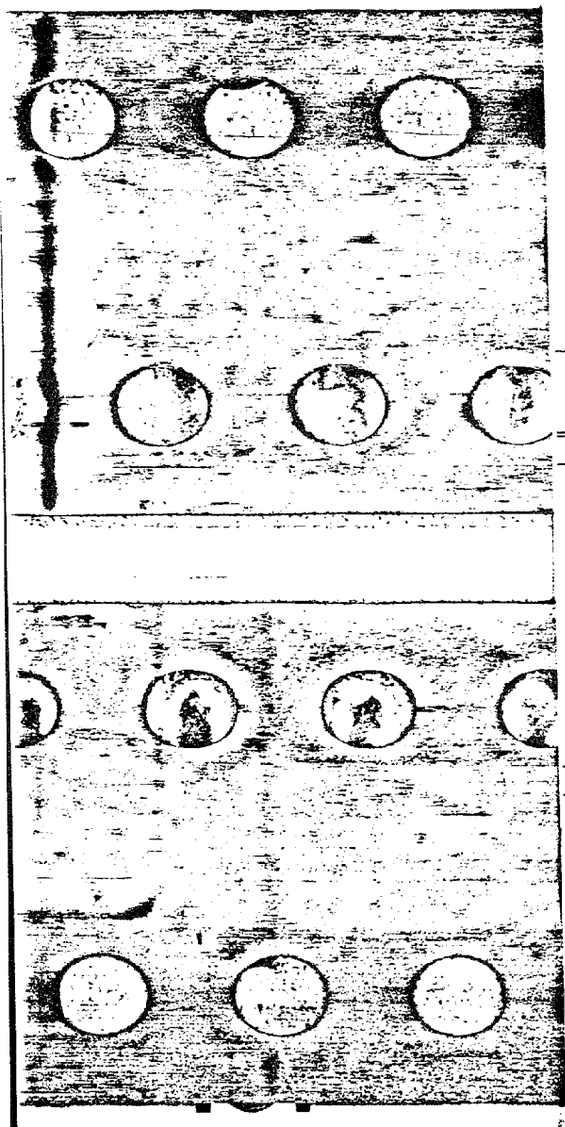
Being the same property conveyed to Willie Paul Flippen, II and wife, Alnita M. Flippen, by Warranty Deed from Robert W. Young and wife, Carol F. Young, of record in Book 9679, page 592, Register's Office for Davidson County, Tennessee.

AMF WPF

0260756
IDENTIFICATION REFERENCE

97 JAN -2 AM 9:02
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

1199 01/02 0101 02CHECK 323.80



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

RECEIVED OF _____

FOR _____

BOOK 10307 PG 842

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	84000.00
CON TX	310.80
PRFEE	1.00
TDEED	12.00
ERR	CO
TDEED	12.00-
WDEED	12.00
TOTAL	323.80
CHECK	323.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/02/97 01 09:03 0001 1199

0260756
IDENTIF. # REFERENCE

97 JAN -2 AM 9:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103747