WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Book 10342 Page 272

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEGAN A. REAGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2000

THIS INSTRUMENT WAS PREPARED BY
Kirk C. Waite, Attorney, 7100 Executive Center Drive, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda F. O'Guin (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	103-1 #6
415 A/B Westboro Drive (ADDRESS)	201 4th Avenue North (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Muzetta Tomlinson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda F. O'Guin, 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 Lot No. 48 on the Map of Westboro Subdivision, Section 1, as of record in Book 1424, page 18, Register's Office for said County.

Beginning on the southwesterly margin of Westboro Drive at the corner of Lots Nos. 47 and 48; thence with the line between said two lots southwestwardly 214.4 feet; thence northwestwardly 133.6 feet to the southeasterly margin of Bruce Drive; thence with said Drive northeastwardly 185 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 36.91 feet to the southwesterly margin of Westboro Drive; thence with said Drive soustheastwardly 86.1 feet to the beginning.

Being the same property conveyed to Muzetta Tomlinson, unmarried, by deed from Louis W. Rogers and wife, Maurine K. Rogers of record in Book 2149, page 295, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Muzetta Tomlinson by Juanita T. Wade as her Attorney-in-Fact appointed by Power of Attorney filed for record in Book 9438, page 92, Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 415 A/B Westboro Drive, Nashville, TN 37209
(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 3rd day of February 19 97

Muzetta Tomlinson, unmarried
By: Juanita T. Wade
Juanita T. Wade, Attorney-in-fact

BK/PG 10342:273

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

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 Brentwood _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of February 1997, before me the undersigned authority personally appeared Juanita T. Wade, to me known (or proved to on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Muzetta Tomlinson as her Attorney-in-Fact and acknowledged that she executed the same as the free act and deed of the said Muzetta Tomlinson.

Witness my hand and official seal.

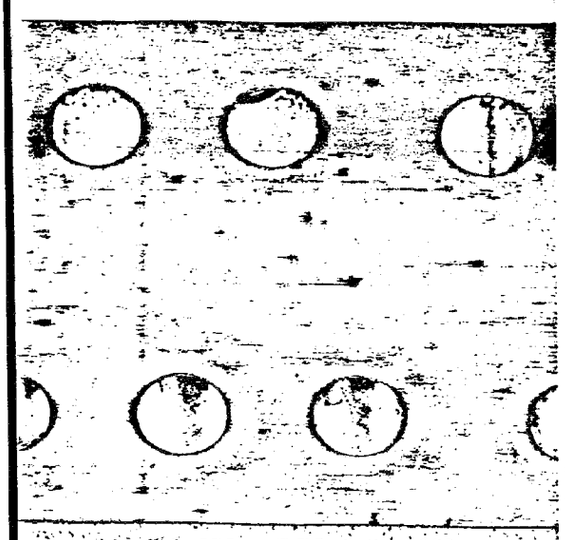
_____
Notary Public

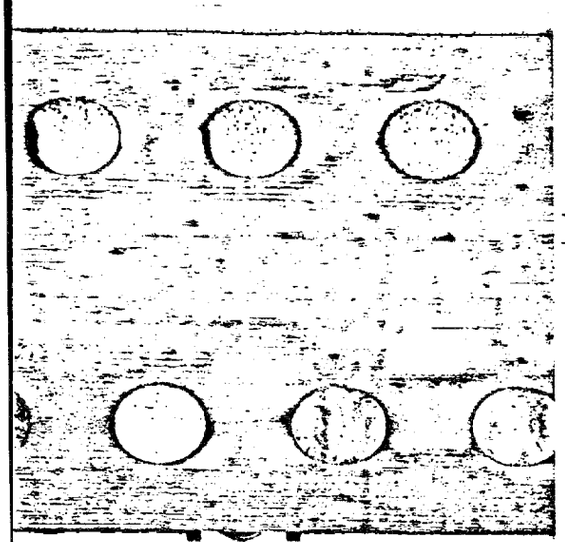
My Commission Expires: 5-22-97

3863 02/06 0101 03CHECK 314.25

0270772
IDENTIF. & REFERENCE

97 FEB -6 AM 10:33
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10342 PG 274

MAMT 82500.00

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISCELLANEOUS
COUNTY TAX/CONVEY
MORTGAGE TAX
PROBATE FEES 1.00

DATE	SYMBOL	VALUATION	TAX AND FEES
			CON TX 305.25
			PRFEE 1.00
			WDEED 8.00
			TOTAL 314.25
			CHECK 314.25
02/06/97	01	10:37	0001 3863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270772
IDENTIF. ↑ REFERENCE

97 FEB -6 AM 10:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1114366