THIS INSTRUMENT WAS PREPARED BY: **HOWARD M. SKIPWORTH (#012469)**
Attorney at Law
Suite C
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: BETTY (GUFFY) NICHOLSON, 8066 Greenbrier Road, Joelton, Tennessee, 37080; GEARLDINE (GUFFY) MONDA, 109 Oaklynn Drive, Madison, Tennessee, 37115; and JAMES TILFORD GUFFY, 719 Overlook Drive, Mt. Juliet, Tennessee, 37122

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: BETTY (GUFFY) NICHOLSON
GEARLDINE (GUFFY) MONDA
JAMES TILFORD GUFFY
8066 Greenbrier Road
Joelton, Tennessee 37080

MAP & PARCEL NO: Map 53-3 Parcel 146

For and in consideration of the sum of Ten ($10.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged I, **BEULAH F. GUFFY**, hereinafter referred to as the Grantor, reserving in myself an estate for and during my natural life, have bargained and sold, and by these presents do hereby transfer and convey unto **BETTY (GUFFY) NICHOLSON, GEARLDINE (GUFFY) MONDA and JAMES TILFORD GUFFY**, their heirs and assigns, hereinafter referred to as Grantees, a fee simple interest in that certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Being Lot No. 77, Section "C", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 66, in Register's Office for Davidson County, Tennessee; located on northwest corner of the intersection of Debow and Fifteenth Streets, containing 0.08 acres, more or less;
>
> SUBJECT to and/or reserving one (1) permanent easement 4 feet wide, more or less, for utilities, together with all rights to connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.
>
> BEING the same property conveyed to James D. Guffy and wife, Beulah F. Guffy by deed from E.I. du Pont de Nemours and Company, a Delaware corporation, of record in Book 2031, page 294 and page 295, Register's Office for Davidson County, Tennessee; said James D. Guffy since deceased.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property known as 1410 DeBow Street, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **BETTY (GUFFY) NICHOLSON, GEARLDINE (GUFFY) MONDA**, and **JAMES TILFORD GUFFY**, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind her heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on this the 21 day of November, 1997.

Beulah F. Guffy
BEULAH F. GUFFY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Beulah F. Guffy
BEULAH F. GUFFY

Subscribed and sworn to before me this the 21 day of November, 1997.

NOTARY PUBLIC
My commission expires: May 27, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10694 PG 116

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **BEULAH F. GUFFY**, 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 office at Old Hickory, Tennessee, on this the 21 day of November, 1997.

Kimberly H Burt
NOTARY PUBLIC

KIMBERLY H. BURT NOTARY PUBLIC AT LARGE DAVIDSON CO.

My commission expires:

May 27, 2001

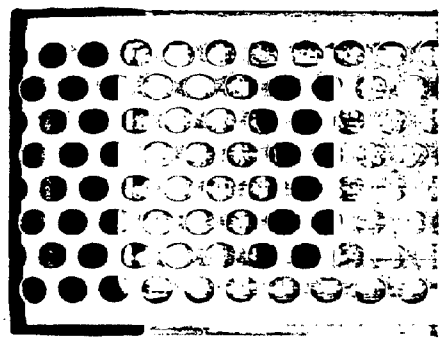
1447 11/24 0101 03CHECK 190.60

03727753
IDENTIFICATION REFERENCE

97 NOV 24 AM 11:14

FELIX REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



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

RECEIVED OF _____

FOR _____

BOOK 10694 PG 117

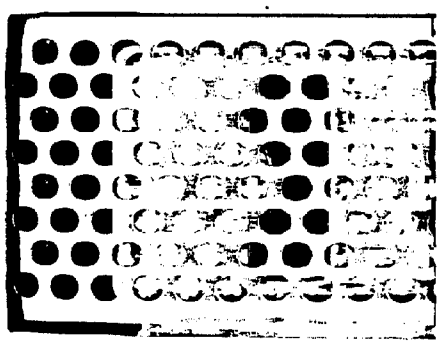
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	48000.00
CON TX	177.60
PRFEE	1.00
WDEED	12.00
TOTAL	190.60
CHECK	190.60

11/24/97 01 11:17 0001 1447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0372753

IDENTIFICATION REFERENCE

97 NOV 24 AM 11:14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1224003