BK/PG 10794/852

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 4-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patsy L. Rosengarten (NAME)	Regions Mortgage, Inc. (NAME)	MAP 33-15
311 Green Acres Drive (ADDRESS)	605 South Perry Street (ADDRESS)	PARCEL 5
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (CITY) (STATE) (ZIP)	11D-42380

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, Erlene McDaniel Guffee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patsy L. Rosengarten, 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:

BEING Lot No. 115 on the Plan of Pleasant Hill Addition of record in Book 3300, Page 7, Register's Office for said County, as follows:

BEGINNING at a point in the easterly margin of Green Acres Drive at the corner of Lots Nos. 114 and 115; thence with the line between said lots, southeasterly 233.4 feet to a point in the west line of a tract marked "Parcel F Reserved for interstate Highway"; thence with the line of said tract northeasterly 76 feet to a point in the west line of Campbell Road shown on said Plan; thence with the line of the same, northerly 114.8 feet to a corner of a tract marked "Parcel "A" "Reserved"; thence along the line of said tract northwesterly 173 feet to the margin of Green Acres Drive; thence with the margin of the same, southwesterly 173 feet to the point of beginning.

Being the same property conveyed to Clifford O. Guffee, Sr. and wife, Erlene M. Guffee by deed from James Edward Kimbro and wife, Lucille Field Kimbro, of record in Book 4068, Page 615, Register's Office for said County. The parties have since become divorced and by Decree of the Fourth Circuit Court for Davidson County, Tennessee, Rule No. 84D-2304, or record in Book 4582, Page 208, Register's Office for Davidson County, Tennessee; All Right, Title and interest of Clifford O. Guffee, Sr. was divested out of him and vested in Erlene McDaniel Guffee as her sole and absolute property.

The said Clifford O. Guffee, Sr. having since died.

unimproved ( )
This is improved (X) property, known as 311 Green Acres Drive, 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 my hand this 11th day of February 19 98

× Erlene M. McDaniel Guffee

Erlene McDaniel Guffee

BOOK 10794 PG 853

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 Erlene McDaniel Guffee

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 11th day of February, 19 98.

Commission expires 11-27-99

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

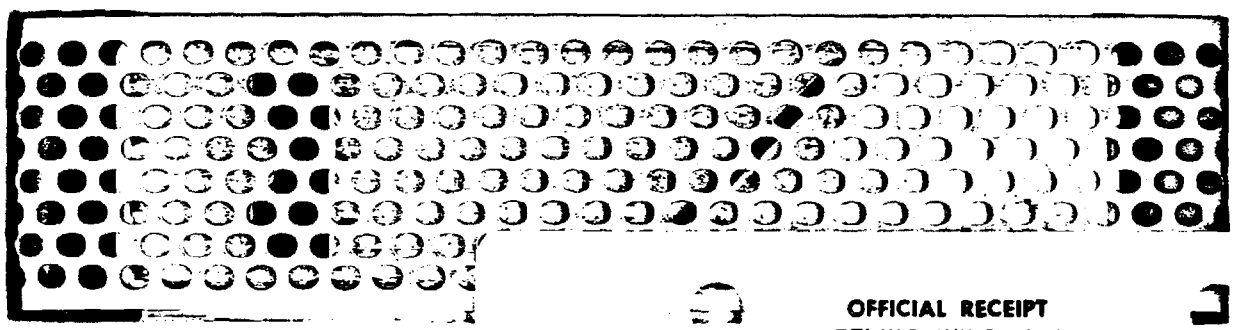
3478 02/13 0101 03CHECK 497.4

98 FEB 13 PM 2:13

REGISTER
DAVIDSON COUNTY, TN.

04000760

IDENTIF. & REFERENCE



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

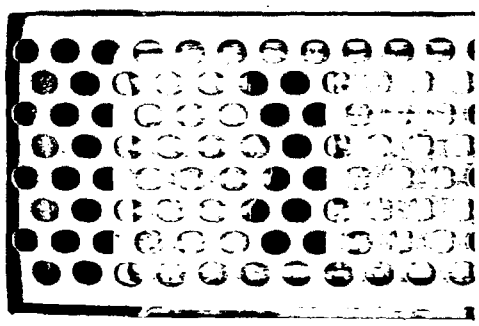
RECEIVED OF _____

FOR _____

BOOK 10794 PG 854

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	132000.00
CON TX	488.40
PRFEE	1.00
WDEED	8.00
TOTAL	497.40
CASH	497.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/13/98 01 14:15 0001 3478

0400760
IDENTIF. ← REFERENCE

98 FEB 13 PM 2:14
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1253992