WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

ROBERT L. SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

mail

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

My Commission Expires MAR 23, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Guzman (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 83
2306-8 Oak Court (ADDRESS)	P.O. Box 790081 (ADDRESS)	GROUP 7
Nashville, TN 37206 (CITY) (STATE) (ZIP)	St. Louis, MO 63179-0081 (CITY) (STATE) (ZIP)	PARCEL 327

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, James S. Sweeney, Sr. and wife, Rita E. Sweeney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Guzman and wife, Suzanne B. Reid

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. 9 on the Plan of Eastland Oaks, Section 2, of record in Plat Book 4860, Page 9, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James S. Sweeney, Sr., and wife, Rita E. Sweeney, by warranty deed from Charles E. Borcher of record in Book 10292, Page 363, Register's Office for Davidson County, Tennessee.

04744447

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unimproved ( )
This is improved (X) property, known as 2306-8 Oak Court, Nashville, TN 37206
(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 6th day of August 19 98

James S. Sweeney, Sr.

Rita E. Sweeney

By: Attorney-in-Fact

98 AUG 13 11:01 03CHECK 226.92

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 James S. Sweeney, Sr. and wife, Rita E. Sweeney

the bargainor, 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 Madison, Tennessee, this 6th day of August, 1998.

Commission expires March 23, 2002

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 DAVIDSON

Before me, the undersigned authority, personally appeared James S. Sweeney, Sr., to me known to be the person who executed the foregoing instrument individually, and on behalf of Rita E. Sweeney, and acknowledged that he executed the same as the free act and deed of the said Rita E. Sweeney.

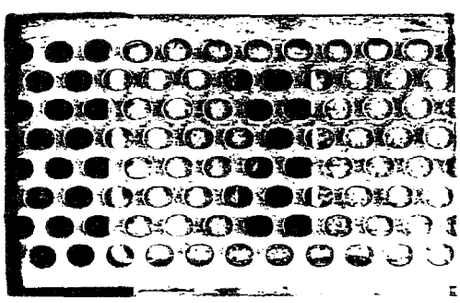
Witness my hand and seal at Madison, Tennessee, this the 6th day of August, 1998.

My Commission expires: 3/23/2002

Robert L. Sanders
Notary Public

ROBERT L. SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002



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

RECEIVED OF _____

FOR _____

BOOK 11064 PAGE 203

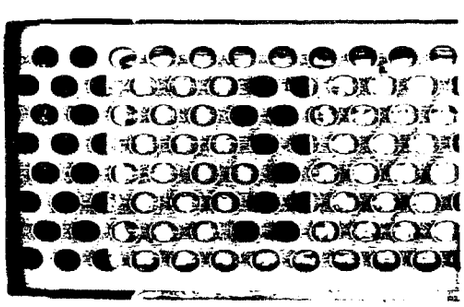
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58900.00
CON TX 217.93
PRFEE 1.00
[illegible] 6.00
CFEE 2.00
TOTAL 228.93
CHECK 228.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/13/98 01 09:53 0001 6434



0474447
IDENTIFICATION REFERENCE
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[illegible]

No. 1331070