This instrument prepared by:
Lesa H. Skoney, Attorney
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 11085 PAGE 469

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Vickie H. McGuigan	SAME	Map 104-6
74 Wyn Oak		Parcel 186
Nashville, TN 37205		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is $325,000.00.

Vickie H. McGuigan
AFFIANT

Subscribed and sworn to before me this 26th day of August 1998.

Steven L. West
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/02

STEVEN L. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Sara Damaris Lumsden**, an unmarried person, being one and the same person as Sara Damaris Lumsden, has bargained and sold, and by these presents does transfer and convey unto **Vickie H. McGuigan**, her heirs and assigns, property located in Davidson County, Tennessee and more particularly described as follows, to-wit:

Being Lot #4 on the Map of Bransford Realty Company's West End Avenue Place, of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

Said lot fronts 51.75 feet on the easterly side of West End Avenue, and runs back between lines 150 feet to the westerly margin of an alley.

Being the same property conveyed to Sara Damaris Lumsden by deed of Gay Lisa Levine of record in Book 6512, page 649, Register's Office for Davidson County, Tennessee.

This is improved property known as 3207 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Vickie H. McGuigan, her heirs, representatives and assigns, forever.

AND Sara Damaris Lumsden does covenant with the said Vickie H. McGuigan that

she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as specified above.

AND Sara Damaris Lumsden does further covenant and bind herself, her successors and assigns to warrant and forever defend the title to said land to the said Vickie H. McGuigan, her heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of August, 1998.

Sara Damaris Lumsden
SARA DAMARIS LUMSDEN

3044 08/27 0101 03CHECK 1213.50

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 **Sara Damaris Lumsden**, 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, at office, this 25th day of August, 1998.

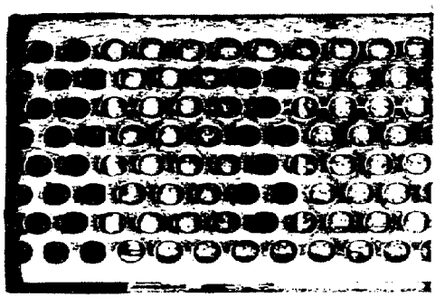
Lesa Hartley Skoney
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/02.

LESA HARTLEY SKONEY
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

0480626
IDENTIF. + REFERENCE

98 AUG 27 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

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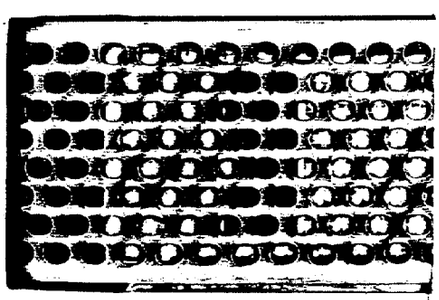
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 325000.00
CON TX 1202.50
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 1213.50
CHECK 1213.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/27/98 01 15:46 0001 3044



0480626
IDENTIF. ↑ REFERENCE

98 AUG 27 PM 3:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338520