0498011

IDENTIF. & REFERE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 OCT -8 PM 4:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40343
Dav. Co. File: Box 8

BOOK 11150 PAGE 172

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert A. Guy, Jr. Sydney C. Guy 6856 River Ridge Drive Nashville, TN 37221	First American National Bank Attn: Mortgage Servicing P.O. Box 1193 Jackson, MS 39215-1193

TAX MAP-PARCEL NUMBERS: 141-15-C-52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 178,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tom Carter Allen and spouse, Nancy Lee Allen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert A. Guy, Jr. and spouse, Sydney C. Guy,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 125 on the Plan of Rolling River Estates Phase IX of record in Book 6200, Page 52,, Register's Office for said County.

SAID Lot 125 fronts 106.11 feet on the southeasterly margin of River Ridge Drive and extends back 174.07 feet on the Northeasterly line and 202.38 feet on the southwest line to a dead line in the rear, measuring 172.98 feet thereon.

BEING the same property conveyed to Tom Carter Allen and wife, Nancy Lee Allen by deed from John E. Blount and wife, Cynthia S. Blount of record in Book 7926, page 546, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The plan, with owner's certificate, of record in Book 6200, page 52, Davidson County Register's Office, which plan shows a 30 foot minimum setback line from River Ridge Drive, together with a Building Envelope and 10 foot easement for public utility drainage purposes along the rear line of said lot and 2.5 x 2.5 foot utility anchor easement located on the northeasterly front corner of said lot; the Declaration of Covenants, Conditions and Restrictions of record in Book 4788, page 950, Book 4871, page 640, Book 6298, page 934, Book 4892, page 689, Book 6298, page 934, and Book 4892, page 679 and in Book 6298, page 934, said Register's Office, which sets forth assessments, liens and other matters to which Declaration reference is hereby made for more particulars.
This is improved property, known as: 6856 River Ridge Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of September, 1998.

Tom Carter Allen

Nancy Lee Allen

Nancy L. Allen

Nancy L Allen

State of California
County of San Francisco

On this 28 day of September, 1998, before me the undersigned authority, personally appeared **Tom Carter Allen** and **Nancy Lee Allen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: July 29, 2000

Notary Public

MARC N. BADER
COMM. #1102314
Notary Public-California
SAN FRANCISCO
My Comm Expires JUL. 29, 2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 178,000.00

Affiant

Sworn and subscribed before me on the 29th day of September, 1998.

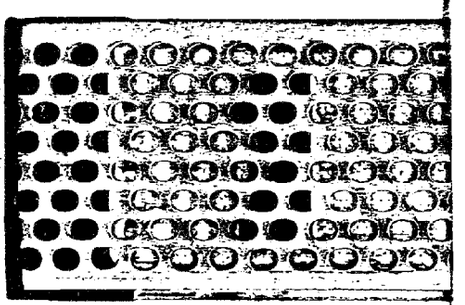
My Commission Expires: 9-18-99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

1547 10/08 0101 03CHECK 669.60

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

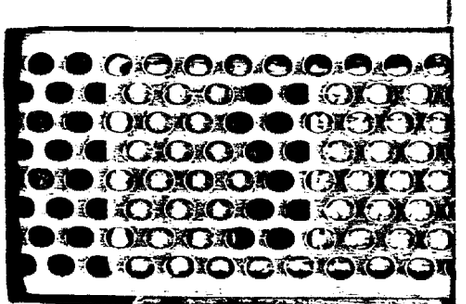
FOR _____

BOOK 11150 PAGE 174

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	
				178000.00
			CON TX	658.60
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	669.60
			CHECK	669.60
10/08/98	01		16:28 0001	1547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



049801.1
IDENTIF. ↑ REFERENCE

98 OCT -8 PM 4:26
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356796