THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 121,000.00

Frank T. Ward
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 11th day of August 1999

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STAN D. GUFFEY 1131 Greenfield Avenue Nashville, Tennessee 37216	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 72-3 PARCEL 193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY ONE THOUSAND AND NO/100---------- ($ 121,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, PATRICIA A. RICHARDS, unmarried, and AVA C. MIRE, married hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STAN D. GUFFEY AND FRANK T. WARD, BOTH 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. 121 in Inglewood Place, the plan of which is recorded in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 121 fronts 100.0 feet on the northerly side of Greenfield Avenue and extends back northerly between parallel lines 205.0 feet to a line.

BEING the same property conveyed to Patricia A. Richards, unmarried, and Ava C. Mire, married, by deed from Patrick M. Gill and Miriam Rose (aka Miriam M. Rose), both unmarried, of record in Book 11560, page 662, Register's Office for Davidson County, Tennessee.

JONATHAN MIRE, spouse of Ava C. Mire, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 1131 Greenfield Avenue, Nashville, Tennessee 37216

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 11th day of August, 19 99.

PATRICIA A. RICHARDS

AVA C. MIRE

JONATHAN MIRE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 PATRICIA A. RICHARDS and AVA C. MIRE and JONATHAN MIRE, the bargainor s, 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 this 11th day of August, 19 99.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 _____.

My Commission Expires: _____

Notary Public

06249962
IDENTIF. + REFERENCE
99 AUG 16 PM 3:17
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
6766 08/16 0101 03CHECK 458.70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11621 PAGE 546

0624962
IDENTIF. ↑ REFERENCE

99 AUG 16 PM 3:17
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	121000.00
CON TX	447.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	458.70
CHECK	458.70

08/16/99 01 15:17 0001 6766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507017