Prepared by Homer P. Ayers
100 New Long Hollow Pike
Goodlettsville, Tn. 37072

0598 03/24 101.00- CHECK

BOOK 5724 PAGE 737

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth E. Wiser Et Ux	The New York Guardian Mort. Corp	Map-72-5
(NAME:) 902 Elvira Ave.	(NAME:) 320 Fulton Avenue	Parcel-74
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37216	(STREET ADDRESS) Hempstead, N.Y. 11550	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN----------
----------($10.00)---------- *DOLLARS*
cash in hand paid, receipt of which is hereby acknowledged, including the assumption by the Grantees of a certain Note and Deed of Trust to Donald Robinson, Trustee, to secure to Federated Financial Mortgage Corp., of record in Book 5357, Page 998, Register's Office for Davidson County, Tennessee, which has been assigned to The New York Guardian Mortgage Corp., with a present balance of $29,234.37 with interest thereon at the rate of 9.5% per annum, payable in monthly installments of $248.89, the next payment due April 1, 1981 to be paid by the Grantees, with all remaining balance due November 1, 2008.

Kerry Wayne Ashworth and wife, Brenda C. Ashworth, the grantors, ... *have bargained and sold, and by these presents do transfer and convey unto the said* ...Kenneth.E..Wiser.and.wife,..Carol.A..Wiser,..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 the west 50 feet of the north 160 feet of Lot No. 2 on the Map showing the Subdivision of Lot No. 10 and Lots Nos. 21 and 24, inclusive of John T. Anderson's Home Place, as of record in Book 547, Page 6, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Elvira Avenue and runs back between parallel lines, along the east margin of Keeling Avenue, 160 feet to a dead line.

Being the same property conveyed to Kerry Wayne Ashworth and wife, Brenda C. Ashworth by deed from Jane M. Evans, a single woman, of record in Book 5357, Page 996, Register's Office for Davidson County, Tennessee.

Kenneth E. Wiser and wife, Carol A. Wiser join in this conveyance to affirm the assumption of the mortgage hereinabove described.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,534.37

Subscribed and sworn to before me, this the 23rd day of March 19 81

Kenneth E. Wiser
Affiant

My commission expires: 8/21/82

Rebecca L Sanders
Notary Public

CAL. SEAL
NOTARY PUBLIC
STATE OF TENNESSEE

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town) .....

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth E. Wiser and wife, Carol A. Wiser their *heirs and assigns, forever.*

And we *do covenant with the said* Kenneth E. Wiser and wife, Carol A. Wiser *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.*

And Kerry Wayne Ashworth and wife, Brenda C. Ashworth *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth E. Wiser and wife, Carol A. Wiser *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23rd *day of* March, *19*81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth E. Wiser

Carol A Wiser

Kerry Wayne Ashworth

Kerry Wayne Ashworth

Brenda C. Ashworth

Brenda C. Ashworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kerry Wayne Ashworth and wife, Brenda C. Ashworth and Kenneth E. Wiser and wife, Carol A. Wiser

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of March, 19 81.

Rebecca L Sanders, Notary Public.

Commission Expires 8/21/82

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,
this ..... day of ....., 19.....

.....
Notary Public

Commission Expires .....

IDENTIFICATION REFERENCE

MAR 24 2 01 PM '81

FELIX P. ... REGISTER
DAVIDSON COUNTY, TENN.

23514

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35534.37- CO	
			92.40 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 101.90-	
			6596A03/24/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 4 5 1 4

IDENTIF. REFERENCE

MAR 24 2 01 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 813237