BOOK 5843 PAGE 697

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,905.15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF JANUARY 19 82

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. MURPHY, II (NAME)	NEW YORK GUARDIAN MORTGAGEE CORP. (NAME)	MAP 148-14
3813 Creekside Drive (STREET ADDRESS OR ROUTE NUMBER)	14 Front Street (STREET ADDRESS)	PARCEL 65
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Hempstead, New York 11550 (CITY) (STATE) (ZIP)	5DU-44254

FOR AND IN 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, BYRON LEE JORJORIAN and wife, PATRICIA ANN JORJORIAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. MURPHY, II

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. 96 on the Map of Blanchard Heights, of record in Book 2663, pages 62 and 63, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Creekside Drive, a corner of lots Nos. 95 and 96; thence with the line between said lots, 129.45 feet to a corner of Lot No. 97; thence with the line between Lots Nos. 96 and 97; northerly 148.24 feet to the south margin of Anton Drive; thence with the margin of said Drive, westerly 120.17 feet to the beginning of a curve; thence around said curve, southwesterly 39.25 feet to the east margin of Creekside Drive; thence with the margin of said Drive, southerly 145 feet to the point of beginning.

BEING the same property conveyed to Byron Lee Jorjorian and wife, Patricia Ann Jorjorian by deed from John B. Bowen and wife, Shirley J. Bowen, of record in Book 5318, page 955, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Federated Financial Mortgage Corporation, of record in Book 5318, page 957, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said mortgage having since been sold to New York Guardian Mortgagee Corporation.

This is unimproved ( ) improved (X) property, known as 3813 Creekside Drive, Nashville, Tennessee 37211
(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 22nd day of January, 19 82

Byron Lee Jorjorian
BYRON LEE JORJORIAN

Patricia Ann Jorjorian
PATRICIA ANN JORJORIAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BYRON LEE JORJORIAN and wife, PATRICIA ANN JORJORIAN,

the bargainor s, 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 Nashville, Tennessee, this 22nd day of January 1982

Commission expires 4-17-83

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
BYRON LEE JORJORIAN, et ux

PATRICIA ANN JORJORIAN

TO
JAMES D. MURPHY, II

PLEASE FILE BOX "7"

G 76750

IDENTIF. REFERENCE

JAN 22 2 20 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

01/22 133.64 CHECK

9945

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5843 PAGE 699

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
			48905.15-	CO
			127.14	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	133.64-
8945AU	1/22/82	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 6 7 5 0 i

IDENTIF. REFERENCE

JAN 22 2 20 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 863623