Form No. WD-1

PREPARED FROM INFORMATION
FURNISHED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 5982 PAGE 29

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 37500.

X Larry W Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 1982

Notary Public

MY COMMISSION EXPIRES: April 19, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Fortner, II (NAME)	The New York Guardian Mortgagee Corp. (NAME)	MAP 95-8
2401 Hillsboro Road, #100 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 860 (STREET ADDRESS)	PAR 19
Nashville, TN 37212 (CITY) (STATE) (P.O.ZIP)	Hempstead, N. Y. 11551 (CITY) (STATE) (ZIP)	3DZ-12565

FOR AND 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, I, LARRY W. REED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Fortner, II

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

LAND in Davidson County, Tennessee, being Lot No. 136 on the Map of Eva-Mor Heights, Section Two, as of record in Book 1835, page 30, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Grantor by deed of record in Book 5901, page 202, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Property is subject to a Mortgage Deed of Trust of record hereby in Book 5901, page 205, said Register's Office, which Grantee does assume and the escrow account in connection with said loan is being transferred to the Grantee.

unimproved ( ) property known as 243 Ridgeway Drive Nashville, Tennessee 37214
This is improved (xx)
(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 heir 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, my hand s this 16th day of December, 19 82

Larry W Reed
Larry W. Reed

BOOK 5982 PAGE 30

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of December 19 82

Commission expires April 21, 1985

Richard E. Hagy
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) as such _____ (they) 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 at office at _____ on this the _____ day of _____ 19 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

LARRY W. REED

TO

James L. Fortner, II

H 22897

IDENTIF. REFERENCE

DEC 23 12 00 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

7237 12/23 104.00- CHECK

56

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5982 PAGE 31 _____

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

37.50 CO
37.50 CO TX
.50 PRFEE
1.00 MISC
CHECK 136.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 22897

IDENTIF. REFERENCE

DEC 23 12 00 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917448