THIS INSTRUMENT PREPARED BY: East End Title & Escrow
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6311 PAGE 443

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES H. ARNOLD (NAME)	NEW YORK GUARDIAN MORTGAGEE CORP. (NAME)	Map 74-16
5006 BONNAHILL DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 840 (STREET ADDRESS)	Parcel 99
HERMITAGE TN 37076 (CITY) (P. O. ZONE) (STATE)	HEMPSTEAD, NEW YORK 11551 (CITY) (ZONE) (STATE)	4D 32566

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars.*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 5313, page 332, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless therefrom,

JAMES M. HAWKINS AND WIFE, LEAH M. HAWKINS, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said
CHARLES H. ARNOLD, hereinafter referred to as Grantee,
his ..... *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 386 on the Plan of Hermitage Hills, Section V, as of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 386 fronts 80 feet on the north side of Bonnahill Drive and runs back 141.8 feet on the east line and 143.6 feet on the west line to a dead line in the rear on which it measures 80 feet thereon.

Being the same property conveyed to James M. Hawkins and wife, Leah M. Hawkins, by deed from Michael S. Jackson and wife, Teresa E. Jackson, of record in Book 6097, page 814, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 55,622.36
Subscribed and sworn to before me, this the 1st day of JUNE 19 84
Affiant Carolyn J. Waddey
My commission expires 4/19/87 (Affix Seal) Notary Public

STATE OF TENNESSEE JUN 8 '84 TAX

unimproved ( )
This is improved (X) property, known as 5006 Bonnahill Drive, Hermitage, TN 37076
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantee,
his ..... *(successors),*
heirs and assigns forever we ..... *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 31 *day of* May *19* 84 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Charles H. Arnold
James M. Hawkins
Leah M. Hawkins

1337

BOOK 6311 PAGE 444

STATE OF ~~TENNESSEE~~ GEORGIA:
COUNTY OF ~~DAVIDSON~~ Clayton:

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* JAMES M. HAWKINS AND WIFE, LEAH M. HAWKINS

the within named bargainor ..S.. *, with whom I am personally acquainted, and who acknowledged that* ..they..... *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Atlanta, Georgia
this 31 *day of* MAY *, 19* 84

Linda C. McMahan
Notary Public

Notary Public, Georgia, State at Large
Commission expires My Commission Expires Sept. 29, 1987

NOTARY PUBLIC GEORGIA STATE AT LARGE

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 *.*

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES H. ARNOLD, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 1st day of June, 1984.

Cindy V. Klein
NOTARY PUBLIC

CINDY V. KLEIN NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My commission expires: 4/19/87

WARRANTY DEED

FROM
JAMES M. HAWKINS, ET UX

TO
CHARLES H. ARNOLD

FILED JUN 8 8 54 AM 84
RECEIVED AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

12773

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6311 PAGE 445

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
			55622.33- CAMT.	
			144.56 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	151.06-
		33:7A06/06/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

127732

RECEIVED FOR REFERENCE

JUN 8 54 AM '84

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN

No. 0042385