THIS INSTRUMENT WAS PREPARED BY: East End Title & Escrow, Inc.
405 Two Mile Pike, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6571 PAGE 107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANNE E. BUNYAN	THE NEW YORK GUARDIAN MORTGAGE CORP.	MAP 96-9
(NAME) 2708 Lakeland Drive	(NAME) 320 FULTON AVENUE	PARCEL 79
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37214	(STREET ADDRESS) HEMPSTEAD, N. Y. 11551	3DZ 11700
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 5412, page 593, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless from same.

JOHN MARK FLIPPIN AND WIFE, LAURA JEAN FLIPPIN, hereinafter referred to as Grantors,

has bargained and sold, and does hereby transfer and convey unto the said

ANNE E. BUNYAN, a single woman, hereinafter referred to as Grantee,

her *(successors), heirs and assigns,*

certain real estate in DAVIDSON *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Martinwood Heights as of record in Book 2133, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 81 feet on the northerly side of Lakeland Drive and runs back between lines 213.3 feet on the westerly line and 214.5 feet on the easterly line to a line at the rear measuring 81.1 feet thereon.

Being the same property conveyed to John Mark Flippin and wife, Laura Jean Flippin, by deed from James S. Rhodes and wife, Rhonda W. Rhodes, of record in Book 5565, page 363, 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 $ 58,223.22

Subscribed and sworn to before me, this the 30 day of May 19 85.

Affiant Anne E. Bunyan

My commission expires: 3/8/87 (Affix Seal)

Notary Public Carolyn J. Wattley

unimproved ( )
This is improved (XX) property, known as 2708 Lakeland Drive Nashville, TN 37214
(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, her

(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Grantee, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 30 *day of* May, 19 85, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Mark Flippin

Laura Jean Flippin

3555

OFFICIAL RECEIPT

BOOK 6571 PAGE 108

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* John Mark Flippin and wife, Laura Jean Flippin; and

the within named 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 *this* 30 *day of* May *, 19*85.

Carolyn J. Waddey
Notary Public

Commission expires 3/8/89

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 .....

WARRANTY DEED

FROM

JOHN MARK FLIPPIN ET UX

TO

ANNE E. BUNYAN

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

IDENTIF. REFERENCE

JUN 3 9 28 AM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

J 0 9 3 2 2

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

RECEIVED OF _____

FOR _____

BOOK 6571 PAGE 109

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
			58823.21- CAMT.	
			161.32 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	157.82-
			3656A06/03/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 9 3 2 2

IDENTIF. REFERENCE

JUN 3 9 28 AM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140095