File 30

BOOK 6613 PAGE 652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 79900.00

Subscribed and sworn to before me, this the 23 day of July 19 85

My commission expires: January 19, 1986
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Kenneth W. DeGraff	New York Guardian
2516 Ashwood Avenue	P.O. Box 840
STREET ADDRESS	STREET ADDRESS
Nashville, Tennessee 37212	Hempstead, NY 11551
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 104-15-0042

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WILLIAM T. MCKENNA AND WIFE, MARY ANN MCKENNA AND SAMUEL J. MCKENNA

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO KENNETH W. DEGRAFF

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being the westerly one half of Lot No. 71 on the Plan of Sunset Park, of record in Plat Book 332 at page 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said west half of Lot No. 71 fronts 50 feet on the northerly side of West Ashwood Avenue, Formerly "A" Street, and runs back between parallel lines 160.5 feet to the south line of Lot No. 90.

Being the same property conveyed to WILLIAM T. MCKENNA AND WIFE, MARY ANN MCKENNA AND SAMUEL J. MCKENNA by deed recorded in Book 332 at page 123, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of New York Guardian, which the Grantee(s) herein agree to assume and pay.

Elaine H. McKenna joins in this conveyance to convey any interest she may have in the property.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2516 Ashwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 23rd day of July 19 85

William T. McKenna by Samuel J. McKenna
Attorney in Fact

Samuel J. McKenna

Mary Ann McKenna by Samuel J. McKenna Attorney in Fact

Elaine H. McKenna

State of Tennessee
County of Davidson

BOOK 6613 PAGE 653

On this 23 day of July, 19 85, before me personally appeared WILLIAM T. MCKENNA AND WIFE, MARY ANN MCKENNA AND SAMUEL J. MCKENNA to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be ~~their~~ free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public

Brent A. Campbell

State of Tennessee
County of Davidson

On this 23 day of July, 19 85, before me personally appeared Samuel J. McKenna and wife, Elaine H. McKenna to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public Brent A. Campbell

J 2 3 1 7 9

IDENTIF. REFERENCE

JUL 24 11 07 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of July, 1985, before me personally appeared Samuel J. McKenna, to me known to be the person who executed the foregoing instrument in behalf of William T. McKenna and wife, Mary Ann McKenna, acknowledged that he/she executed the same as the free act and deed of said William T. McKenna and wife, Mary Ann McKenna.

Brent A. Campbell

My Commission Expires:
January 19, 1986

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6613 PAGE 654

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			79000.00- CONT.	
			207.74 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	214.24-
			0820A07/24/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 3 1 7 9

IDENTIF. REFERENCE

JUL 24 11 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156946