FORM NO. WD-1

BOOK 6631 PAGE 563

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 85

Notary Public

MY COMMISSION EXPIRES: 6/12/89

(AFFIX SEAL)

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Louis W. Oliver, III atty., 919 W. Main St., P.O. Box 1616 Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe C. Banks, et ux (NAME)	New York Guardian Mortgagee Corp. (NAME)	94-3
215 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 840 (STREET ADDRESS)	Par 25 Js
Nashville, tn 37206 (CITY) (STATE) (P. O. ZIP)	Hempstead, N. Y. 11551 (CITY) (STATE) (ZIP)	

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~~ I, Carl Milton Brown, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe C. Banks and wife, Mattie Sue Banks

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. 20 on the Plan of Fortland Park, Section 1, as of record in Book 2663, Page 61, Register's Office for said County.

SAID Lot No. 20 fronts 123.3 feet on the easterly side of Riverside Drive and extends back 200 feet on the southerly line and 130 feet on the northerly line to a dead line in the rear measuring 98.8 feet thereon.

BEING the same property conveyed to Carl Milton Brown, unmarried by deed from Herman J. Hensen and wife, Lawrence Hensen, of record in Deed Book 5225, Page 758, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 1788, Page 445 and Book 2753, Page 612, and any existing easements of record.

Grantees hereby assume a first mortgage to New York Guardian Mortgageee Corporation in the original amount of Thirty Three Thousand Six Hundred Dollars ($33,600.00) of record in Book 5225, Page 759, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 215 Riverside Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37206 (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 seised 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 this 9th day of August, 19 85

Carl Milton Brown

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STATE OF TENNESSEE
Davidson County
SUMNER

Personally appeared before me, Louis W. Oliver III, a Notary Public in and for said County and State, the within named Carl Milton Brown, unmarried

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 Hendersonville, Tennessee, this 9th day of August, 19 85.

Commission expires 6/12/89

Louis W. Oliver III
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

CARL MILTON BROWN, Unmarried

TO

JOE C. BANKS and wife,

MATTIE SUE BANKS

28876

IDENTIF. REFERENCE

AUG 15 2 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			53000.00- CONT 137.80 CSTAX .50 PRFEE 6.00 WDEED	
			CHECK	144.30-
7784A08/15/85			BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28876

IDENTIFICATION REFERENCE

AUG 15 2 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163728