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FILE BOX "7"

FILE NO. 17364 file 7

FORM NO. WB-1

54894

IDENTIFICATION REFERENCE

FILED 2:36 PM '85 NOV 21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,331.25

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF NOVEMBER, 19 85

Notary Public

MY COMMISSION EXPIRES 4/4/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DAVID S. GREENBERG et ux (NAME)	THE NEW YORK GUARDIAN MORTGAGEE CORP. (NAME)	141-15-A
7021 Cotton Blossom Lane (STREET ADDRESS OR ROUTE NUMBER)	C. S. P.O. Box 840 (STREET ADDRESS)	15 CO
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Hempstead, New York 11551 (CITY) (STATE) (ZIP)	9D 68455

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, EGNIO A. AGUILAR and wife, SUE C. AGUILAR,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID S. GREENBERG and wife, MARIAN W. GREENBERG,

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

LAND in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section I, Rolling River Estates, of record in Book 4860, page 27, Register's Office for said County.

SAID Lot No. 81 fronts 98.84 feet on the northerly margin of Cotton Blossom Lane and extends back 173.52 feet on the easterly line and 181.48 feet on the westerly line to a dead line in the rear, measuring 123.00 feet thereon.

BEING the same property conveyed to Egnio A. Aguilar and wife, Sue C. Aguilar by deed from Hal E. Wilson, Jr., and wife, Martha F. Wilson of record in Book 6402, page 445, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to EAGLE MORTGAGE AND INVESTMENT COMPANY, of record in Book 6402, Page 448, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved XX unimproved ( ) property, known as 7021 Cotton Blossom Lane, Nashville, Tennessee 37221
(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 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 singular 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 31st day of October, 19 85

X Egnio A. Aguilar
EGNIO A. AGUILAR

X Sue C. Aguilar
SUE C. AGUILAR

STATE OF GEORGIA
County Cherokee

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EGNIO A. AGUILAR and wife, SUE C. AGUILAR,

the bargainers, 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 Woodstock, GEORGIA this 31st day of October 19 85

Commission expires Notary Public, Georgia, State at Large My Commission Expires May 7 1988

Bonnie Ellis
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

EGNIO A. AGUILAR et ux

SUE C. AGUILAR

TO

DAVID S. GREENBERG et ux

MARIAN W. GREENBERG

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			79331.25- [illegible]	
			206.18 CO TX	
			.50 [illegible]	
			6.00 [illegible]	
			[illegible]	213.93-
8989	A	11/21/85	PAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 8 9 4

IDENTIFT REFERENCE

Nov 21 2 36 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 194145