FILE BOX "7" FILE NO. 20325 BOOK 7071 PAGE 263 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,894.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 1986

Notary Public

MY COMMISSION EXPIRES: 9/6/90
(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
LEONARD M. GRAVES et ux	THE NEW YORK GUARDIAN MORTGAGEE CORP.	148-14
(NAME) 3813 Creekside Drive	(NAME) P. O. Box 840	65
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37211	(STREET ADDRESS) Hempstead, New York 11551	5DU-44254
(CITY) (STATE) (P O ZIP)	(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, JAMES D. MURPHY, II and wife, LISA D. MURPHY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD M. GRAVES and wife, LISA R. GRAVES,

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. 96 on the Map of Blanchard Heights, of record in Book 2663, pages 62 and 63, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Creekside Drive, a corner of Lots Nos. 95 and 96; thence with the line between said lots, 129.45 feet to a corner of Lot No. 97; thence with the line between Lots Nos. 96 and 97; northerly 148.24 feet to the south margin of Anton Drive; thence with the margin of said Drive, westerly 120.17 feet to the beginning of a curve; thence around said curve, southwesterly 39.25 feet to the east margin of Creekside Drive; thence with the margin of said Drive, southerly 145 feet to the point or beginning.

BEING the same property conveyed to James D. Murphy, II by deed from Byron Lee Jorjorian and wife, Patricia Ann Jorjorian of record in Book 5843, page 697, Register's Office for Davidson County, Tennessee. The said Lisa D. Murphy, wife of James D. Murphy, II, joins in this conveyance for whatever right, title and interest she might have in said property.

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 Federated Financial Mortgage Corporation, of record in Book 5318, page 957, 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. SAID MORTGAGE HAVING SINCE BEEN SOLD TO NEW YORK GUARDIAN MORTGAGEE CORPORATION.

This is unimproved ( ) improved (X) property, known as 3813 Creekside Drive, Nashville, Tennessee 37211
(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 12th day of December, 19 86

JAMES D. MURPHY, II

LISA D. MURPHY

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES D. MURPHY, II et ux LISA D. MURPHY,

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th. day of December, 1986

Commission Expires 9/11/90

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

Dec 16 3 48 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

73568

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

57094.12- CONT.
168.18 CSTAX
.50 PROB
6.00 MRTG
CHECK 168.30-
7790X12/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73568

IDENTIFICATION REFERENCE

Dec 16 3 48 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No23558