FILE BOX "7" FILE NO. 20539

BOOK 7090 PAGE 755 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,080.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF DECEMBER, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-12-89

(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
JAMES B. MATHENY	THE NEW YORK GUARDIAN MORTGAGEE CORP.	135-8-A
(NAME)	(NAME)	
641 Long Hunter Court	P. O. Box 840	641-CO.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37217	Hempstead, New York 11551	2D-72021
(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, TRAVIS N. TERHUNE and wife, SHARON B. TERHUNE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES B. MATHENY

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:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Unit No. 641, in a Horizontal Property Regime as shown on the condominium site plan of Nashboro Village Nineteen Condominiums, as of record in Book 5200, Page 80, in the Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Travis N. Terhune and wife, Sharon B. Terhune by deed from Virginia L. Piper, Unmarried, of record in Book 6966, page 33, Register's Office for Davidson County, Tennessee.

87 38 SCIENTIFIC REFERENCE DEC 31 4 05 PM '86 ALEX T. WILSON, II REGISTER DAVIDSON COUNTY, TN

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 CAPITOL MORTGAGE CORPORATION, of record in Book 6966, page 36, 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 LOAN IS NOW WITH THE NEW YORK GUARDIAN MORTGAGEE CORPORATION.

This is unimproved ( ) improved (X) property, known as 641 Long Hunter Court, Nashville, Tennessee 37217
(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 22nd day of December, 19 86

Travis N. Terhune
TRAVIS N. TERHUNE

Sharon B. Terhune
SHARON B. TERHUNE

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named TRAVIS N. TERHUNE and wife, SHARON B. TERHUNE,

the bargainors, 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 22nd day of December, 19 86.

Commission Expires 1-10-89

_____ 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

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

69000.00- CAPT.
193.00 CSTAX
.50 PRFEE
0.00 MOTX
CHECK 193.50-
3598A12/31/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 7 3 8

IDENTIFICATION REFERENCE

DEC 31 4 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29265