FILE BOX 3

BOOK 7092 PAGE 544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56115.09

Subscribed and sworn to before me, this the 30 day of December 19 86

Affiant

My commission expires: Jan 21 1990 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc.	
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219	
ADDRESS OF NEW OWNER: G & S Construction Company	SEND TAX BILLS TO: NEW YORK GUARDIAN MORTGAGE
STREET ADDRESS	P.O. BOX 840 STREET ADDRESS
CITY STATE ZIP	HEMPSTEAD, NEW YORK 11551 CITY STATE ZIP
MAP & PARCEL NO. 150-03-0 121.00	

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, MALCOLM F. PETTY AMD WIFE, DONNA R. PETTY

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO G & S CONSTRUCTION COMPANY, A PARTNERSHIP COMPOSED OF ROBERT R. GARDNER AND JAMES E. SOLOMON

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:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 3 on the Plan of Justin Towne as of record in Plat Book 5200, page 473, Register`s Office for said County.

Beginning at a point in the westerly right of way of Anderson Road, said point being the northeast corner of Lot No. 4; thence with the westerly right of way of Anderson Road being a curve to the right having a radius of 723.25 feet and in a southerly direction 57 feet; thence leaving said right of way, North 67 degrees 44 ` 16" west 41.83 feet to a point; thence North 65 deg. 30` 22" west 39.50 feet to a point; thence North 35 deg. 19` 23" east 37.90 feet to a point; thence South 69 deg. 17` 36" east 95 feet to the point of beginning.

Being the same property conveyed to MALCOLM F. PETTY AMD WIFE, DONNA R. PETTY by deed recorded in Book 6018 at page 274, as re-recorded in Book 6020, page 922, Register`s Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

79142

IDENTIFICATION REFERENCE

JAN 2 8 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

01/02 163.50 CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3264 ANDERSON ROAD, ANTIOCH, TENNESSEE 37013

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 30 day of December 19 86

Malcolm F. Petty

Malcolm F. Petty

Donna R. Petty

Donna R. Petty

State of Tennessee
County of Davidson

On this 30 day of December, 19 86, before me personally appeared MALCOLM F. PETTY AMD WIFE, DONNA R. PETTY 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:

Jan 21, 1990

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ 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 _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

561[illegible] CASH
157.00 STATE
.50 PRFE
6.00 MORT
CHECK 163.50
401 GAS 12/87 SAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79142

IDENTIFICATION REFERENCE

JAN 2 8 44 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29674