FILE BOX "7" FILE NO. 21454

BOOK 7232 PAGE 383

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF APRIL 19 87

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(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
GORDON S. BREWER et ux	THE NEW YORK GUARDIAN MORTGAGEE CORP.	141-15-A
(NAME) 7021 Cotton Blossom Ln.	(NAME) C. S. P. O. Box 840	15 CO
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37221	(STREET ADDRESS) Hempstead, New York 11551	9D 68455
(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, DAVID S. GREENBERG and wife, MARIAN W. GREENBERG,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GORDON S. BREWER and wife, REBECCA BREWER,

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 David S. Greenberg and wife, Marian W. Greenberg by deed from Egnio A. Aguilar and wife, Sue C. Aguilar, of record in Book 6714, page 663, Register's Office for Davidson County, Tennessee.

S understood and agreed that part of the consideration for the transfer of this property is agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage of Trust to EAGLE MORTGAGE AND INVESTMENT COMPANY of record in Book 6402, page 448, ster's Office for Davidson County, Tennessee, and also that the escrow account in connection the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW THE NEW YORK GUARDIAN MORTGAGEE CORPORATION.

unimproved
s is improved (X) 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 hands this 27th day of April, 1987

DAVID S. GREENBERG

MARIAN W. GREENBERG

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 DAVID S. GREENBERG and wife, MARIAN W. GREENBERG,

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 27th day of April, 19 87

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 _____ 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

2457.7

IDENTIFICATION REFERENCE

MAY 11 1 37 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7232 PAGE 385

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
			93700.00- CAMT.	
			262.36 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	268.36-
5703A05/11/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.457.7.

IDENTIFICATION REFERENCE

MAY 11 1 37 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 80287