BOOK 7246 PAGE 825 FILE NO. 46 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,471.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 1987

Notary Public

MY COMMISSION EXPIRES: January 10, 1989
(AFFIX SEAL)

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James Walker	The New York Guardian Mortgagee Corp.	
(NAME)	(NAME)	
220 Ridgeway Drive	P. O. Box 840	95-4-104
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, TN 37214	Hampstead, New York 11551	3DZ-12410
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Sunbelt Real Estate Investments, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Walker and wife, Willie Mae Walker

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. 95 on the Plan of Eva-Mor Heights, as of record in Plat Book 1424, page 149, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sunbelt Real Estate Investments, Inc. by deed from Norman Heard of record in Book 6785, page 42, Register's Office, Davidson County, Tennessee.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6181, page 232, Register's Office for Davidson County, Tennessee in the original principal amount of $39,500.00.

29296

IDENTIFICATION REFERENCE

MAY 26 10 25 AM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (xx) unimproved ( ) property, known as 220 Ridgeway Drive, Donelson, TN 37214
(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 my hand this 22nd day of May, 19 87

Sunbelt Real Estate Investments, Inc.
By: David L. Ramsey III
David L. Ramsey, III, President

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Steven G. Waters, a Notary Public within and for the State and County aforesaid, personally appeared David L. Ramsey, III, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the Sunbelt Real Estate Investments, Inc. the within named bargainor, and corporation, and that he as such President, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David L. Ramsey, III as such President as such _____

Witness my hand and official seal at office at Nashville, Tennessee this the 22nd day of May 19 87

My commission expires January 10, 1989

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires Jan. 10, 1989

WARRANTY DEED

FROM Sunbelt Real Estate Investments, Inc

TO James Walker and wife, Willie Mae Walker

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

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

49471.36- CAMT.
138.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 145.10-
1097A05/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 9 2 9 6

IDENTIFICATION REFERENCE

MAY 26 10 25 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.85567