File in Box # 4
#87-6-6

BOOK 7258 PAGE 377

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,024.63

Joy R. Beach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 87.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Joy R. Beach (NAME)	The New York Guardian Mortgagee CORP. (NAME)	Map 108-4
917 Wemberton Drive (STREET ADDRESS OR ROUTE NUMBER)	C.S., P.O. Box 840 (STREET ADDRESS)	Parcel 51
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Hempstead, N.Y. 11551 (CITY) (STATE) (ZIP)	FB # 3D-85783

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, Larry G. Harris and wife, Kathy J. Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joy R. Beach

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. 86 on the Revised Plan of Larchwood, Section Two, of record in Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 78.25 feet on the easterly margin of Wemberton Drive and extends back 347.64 feet on the northerly line and 337.34 feet on the southerly line to a dead line in the rear measuring 39.68 feet thereon.

BEING the same property conveyed to Larry G. Harris and wife, Kathy J. Harris, by Deed from Letha Harris Edwards and husband Tom Edwards, of record in Book 7001, Page 170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5479, Page 443, and amended in Book 5681, Page 532, Book 5688, Page 696, and Revised in Book 6011, Page 130, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Larry G. Harris and wife, Kathy J. Harris to Capitol Mortgage Company in the original principal amount of $ 66,224.00, of record in Book 7001, Page 173, Register's Office for Davidson County, Tennessee, and assigned to The New York Guardian Mortgagee Corporation by instrument not of record.

This is improved (XX) unimproved ( ) property, known as 917 Wemberton Drive, Nashville, Tennessee 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 our hands this 3rd day of June, 1987

Larry G. Harris

Kathy J. Harris

BOOK 1258 PAGE 378

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jonathan J. Foley, Jr., a Notary Public in and for said County and State, the within named Larry G. Harris and wife, Kathy J. Harris

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 3rd day of June, 19 87.

Commission Expires February 19, 1988

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

3300

FROM

Larry G. Harris and wife, Kathy J. Harris

TO

Joy R. Beach

IDENTIFT REFERENCE

JUN 4 12 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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
			76024.63- CAMT.	
			212.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 219.30-	
			5307A06/04/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3300

IDENTIFICATION REFERENCE

JUN 4 12 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89690