INFORMATION SUPPLIED BY THE PARTIES

This Instrument Prepared by:

Robert L. Callis
Attorney at Law
P. O. Box 726
Mt. Juliet, TN 37122-0726
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BOOK 7258 PAGE 736

WARRANTY DEED

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James E. Thompson (NAME)	N. Y. Guardian Mortgage Corp. (NAME)	Map-65-5
244 Clearview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 840 (STREET ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	Hampstead, NY 11551 (CITY) (STATE) (ZIP)	Parcel-42

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, THOMAS E. THOMPSON, a single person and CAROLYN LUCILLE THOMPSON, a single person, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JAMES E. THOMPSON, a single person, 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:

Our 1/3 undivided interest in and to the following described tract or parcel of land in Davidson County, Tennessee, being Lot No. 458 on the Plat of Sherwood Forest, Section 4, of record in Plat Book 4460, Pages 182 & 183, Register's Office for said County.

Said Lot No. 458 fronts 87.50 feet on the east margin of Smokey drive and extends back 136.21 feet on the north line and 133.90 feet on the south line, to a line on the rear which is a broken line on which it measures 99.54 feet.

Being the same property conveyed to James E. Thompson and Thomas E. Thompson by deed of record in Book 6316, Page 115, Register's Office for Davidson County, Tennessee.

As part of the consideration hereof Grantee hereby agrees to assume the indebtedness owing to Federated Financial Mortgage Corporation as evidenced by instrument of record in Book 5318, Page 65, Register's Office for Davidson County, Tennessee.

The said Carolyn Lucille Thompson, hereby joins in to convey and quitclaim any and all interest she may have in the above described property and to release the equitable lien she holds on the above described realty by virtue of the Property Settlement Agreement and Final Decree entered in the case of Carolyn Lucille Thompson vs. Thomas E. Thompson, No. 85D-2337 in the Fourth Circuit Court of Davidson County, Tennessee.

3.30 IDENTIFICATION REFERENCE

JUN 4 2 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property known as 4833 Smokey Drive, Old Hickory, TN 37138

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 unincumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, successors, assigns 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.

POSSESSION TO BE GIVEN date of deed

EXECUTED ON THIS THE 28 DAY OF May, 19 87

Thomas E. Thompson
THOMAS E. THOMPSON

Carolyn Lucille Thompson
CAROLYN LUCILLE THOMPSON

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, THOMAS E. THOMPSON and CAROLYN LUCILLE THOMPSON the within named bargainor, 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 seal at office in Mt. Juliet, Tennessee, this 25 day of May, 19 87.

Commission Expires: 11/26/89

Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of 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 _____ self to be _____ of _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office in _____, Tennessee, this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

THOMAS E. THOMPSON and
CAROLYN LUCILLE THOMPSON

TO

JAMES E. THOMPSON

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE, WILSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 46,688.45, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 25 day of May, 1987.

My Commission Expires: 11/26/89

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7258 PAGE 738

C) - 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
			46686.45-	CAMI.
			13.76	CSTAX
			.50	PRFE:
		VD	13.76-	CSTAX
			130.76	CSTAX
			.50	PRFE:
			6.00	WDF'D
		VD	.50-	PRFE:
			CHECK	137.25-
				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.30.97

IDENTIFICATION REFERENCE

JUN 4 2 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89790