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FORM NO. WD-

BOX 16

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 1988.

Notary Public

MY COMMISSION EXPIRES 2-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PATRICIA SPICER CARDEN, ATTORNEY from Information Furnished by the Parties
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Roy Giorgio et ux (NAME)	The New York Guardian Mortgagee Corp. (NAME)	118-10-0
3403 Springbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 840 (STREET ADDRESS)	062.00
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Hempstead, NY 11551 (CITY) (STATE) (ZIP)	16DA 14305

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, Walter S. Walker and wife, Carroll M. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy Giorgio and wife, Karen Giorgio

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. 13 on the Plan of Pleasant Valley, as of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter S. Walker and wife, Carroll M. Walker by deed from Douglas B. Hartman and wife, Sue E. Hartman of record in Book 7067, page 800, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7067, page 803, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is subject to any and all restrictive covenants and easements which may be of record, and to the matters set forth in the above referenced plan of record.

95231

IDENTIFICATION REFERENCE

JAN 4 2 37 PM '88

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3403 Springbrook Drive (House Number) (Street) Nashville, TN 37204 (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 hand S this 4th day of January, 1988

Walter S. Walker

Walter S. Walker

Carroll M. Walker

Carroll M. Walker

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Walter S. Walker and wife, Carroll M. Walker

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 4th day of January, 1988.

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:

1-7-92

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____,

this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Walter S. Walker and wife,

Carroll M. Walker

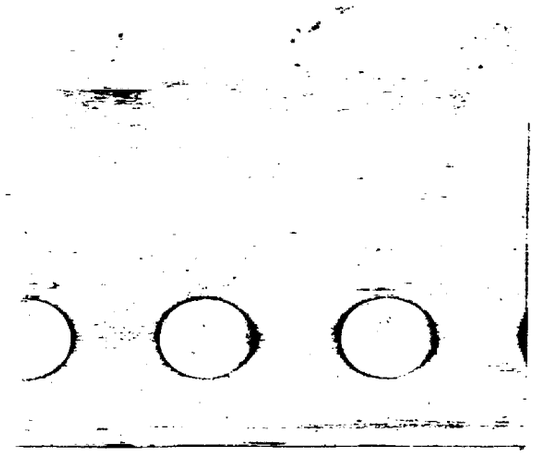
TO

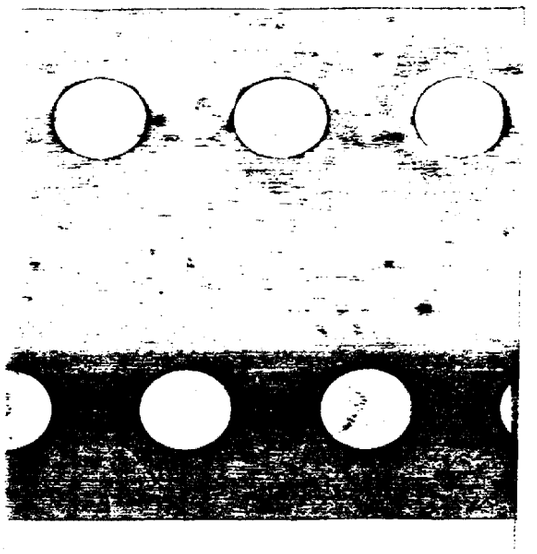
Roy Giorgio and wife,

Karen Giorgio

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

5460 01/04 0101 03CHECK 268.50





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 93500.00
CON TX 261.80
PRFEE 0.50
WDEED 6.00
TOTAL 268.30
CHECK 268.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/04/88 01 14:39 0001 5460

95231

IDENTIFICATION REFERENCE

JAN 4 2 37 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 50505