BOOK 7539 PAGE 469 FILE BOX 3

FORM NO. 1010-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,438.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF April 19 88

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George J. Graham (NAME)	The New York Guardian Mortgagee (NAME)	MAP 150-7
3412 Doriswood Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 840 (STREET ADDRESS)	PARCEL 430
Antioch, Tennessee 37013 (CITY) (STATE) (P.O. ZIP)	Hempstead, New York 11551 (CITY) (STATE) (ZIP)	2D-74335

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, John Blackwell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George J. Graham and wife, Karen L. Graham

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. 35-B, of Zone Lot Division, Lot No. 31 and 35, Lakeshore Woods, Section 3, of record in Book 6250, page 77, said Register's Office.

Said Lot No. 35-B fronts 16.32 feet on the northerly side of Doriswood Court and runs back 140.76 feet on the northeasterly line and 137.38 feet on the southerly line to a line in the rear which measures 64.68 feet thereon.

Being the same property conveyed to John Blackwell, unmarried by deed from Maria Morrow Peninger (formerly Maria Morrow) and husband, Paul R. Peninger of record in Book 7132, page 470, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6063, page 351, Book 6112, page 546, Book 6230, page 385 and Plat Book 6250, page 77 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by John Blackwell, unmarried to Stephen R. Josleyn, Trustee for CityFed Mortgage Company, dated February 5, 1987, with an approximate unpaid principal balance of $60,538.12, of record in Book 7132, page 473, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( ) This is improved (XX) property, known as 3412 Doriswood Court, Antioch, Tennessee 37013
(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 27th day of April, 19 88

John Blackwell

John Blackwell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tenpessee, this 27th day of April 19 88

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he / they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

3244 05/10 0101 03CHECK 181.22

WARRANTY DEED

FROM
John Blackwell

TO
George J. Graham and wife, Karen L. Graham

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

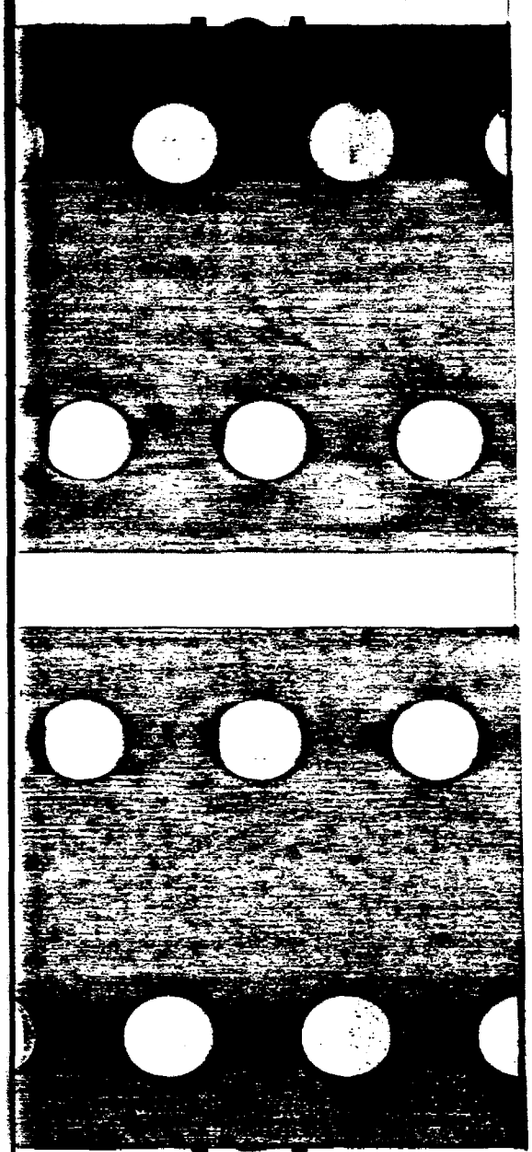
EDWARD SEDDON
ATTORNEY - AT - LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

28935

IDENTIFICATION REFERENCE

MAY 10 8 42 AM '88

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

MAMT 62438.12
ERR CO
MAMT 62438.12-
CAMT 62438.12
CON TX 174.72
PRFEE 0.50
WDEED 6.00
TOTAL 181.22
CHECK 181.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3244

28935

IDENTIFICATION REFERENCE

MAY 10 8 42 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89480