BOOK 7566 PAGE 113

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,578.35

Murry E Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF May 19 88

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC LARGE STATE OF TENNESSEE

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY

Murry E Parker
GUARANTY TRUST CO 5200 MARYLAND WAY Brentwood
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Toni L. Grant, et al	The New York Guardian Mortgagee Corp.	MA 52-5
(NAME)	(NAME)	
1024-1026 Red Bud Terrace	P.O. Box 820	Par 255
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn 37115	Hempstead, NY 11551	11093670
(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, Gloria F. Keffer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toni L. Grant, Eugenia L. Parker & Murry E. Parker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

This conveyence is subject to a deed of trust executed by Gloria F. Keffer to Stephen R. Josleyn Trustee for City Federal Savings & Loan dated 2/27/87 with an approximate unpaid principal balance of 68,248.00 of record in Book 7152 page 200 which the Grantees herein, hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantees.

Land in Davidson County, Tennessee, being Resubdivision of Lots 10 and 11 Lot No. 2 on the Plan of Red Bud Terrace, as of record in Book 6050, page 195, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gloria f. Keffer, by deed of record in Book 7152, page 198, Register's Office for Davidson County, Tennessee.

37 6 1 1

IDENTIFICATION REFERENCE

JUN 8 9 35 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

2606 06/08 0101 03CHECK 209.78

unimproved ( ) This is improved ( ) property, known as 1024-1026 Red Bud Terrace (House Number) (Street) Madison, Tn 37115 (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 heir 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 25th day of May, 19 88

x Gloria F. Keffer
Gloria F Keffer

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Joe W Wood, a Notary Public in and for said County and State, the within named Gloria F Keffer

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 25th day of May 19 88

Commission expires December 12, 1990

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 _____

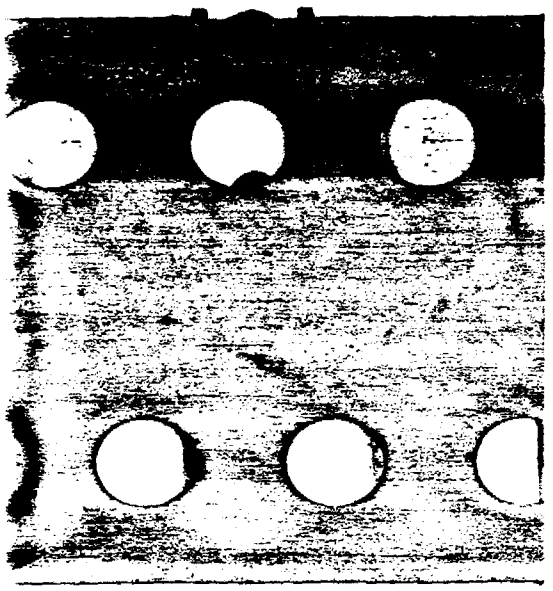
Notary Public

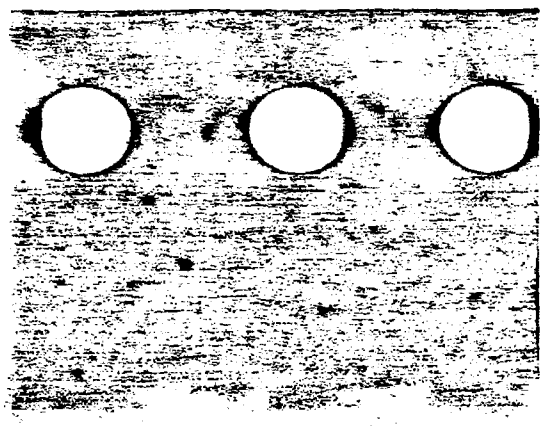
WARRANTY DEED

FROM

TO

RETURN TO:





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 72578.35
				CON TX 203.28
				PRFEE 0.50
				MDEED 6.00
				TETAL 209.78
				CHECK 209.78
06/08/88	01		09:36 0001 2606	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.6 1.1.

IDENTIFICATION REFERENCE

JUN 8 9 35 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99478