File 27

BOOK 7586 PAGE 992

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $62,439.45.

Judith N. Smiley
Affiant

Subscribed and Sworn to before me on this the 24th day of June, 1988.

Sheila D. Paul
Notary Public

My Commission Expires: 01-21-91

45023

IDENTIFICATION REFERENCE

JUN 29 4 16 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, One Burton Hills Blvd., Suite 220, Nashville, TN 37215

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel #**
Judith N. Smiley 3266 Anderson Road Antioch, Tennessee 37013	The New York Guardian Mortgagee Corporation P. O. Box 840 Hempstead, New York 11551	Map 150-03 Parcel 102

1271 06/29 0101 030-DK 184.02

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LEONA D. ROBERTS,** HEREINAFTER CALLED THE **GRANTOR,** HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JUDITH N. SMILEY,** HEREINAFTER CALLED THE **GRANTEE,** HER SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

> Land in Davidson County, Tennessee, being the southerly part of Lot No. 4 on the plan of Zone Lot Division, Lots 2, 3, & 4, Justin Towne, Section One, as of record in Book 5800, Page 56, and amended in Book 5200, Page 473, Register's Office for said County.
>
> Said property fronts 62.87 feet on the westerly margin of Anderson Road and extends back 95.27 feet on the northerly line and 95.00 on the southerly line to a line in th rear which measures 56.65 feet thereon.
>
> Being the same property conveyed to Leona D. Roberts by deed from Marlon Randolph Taylor and wife, Kerry M. Taylor, of record in Book 7027, Page 186, Register's Office for Davidson County, Tennessee.

this conveyance is made subject to (a) property taxes for 1986 for which Grantee will be responsible; (b) restrictive covenants of record in Book 5986, Page 30, Register's Office for said County; and (c) the matters set forth on said plan. As part of the consideration for this conveyance, Grantee assumes and agrees to pay the remainder of the indebtedness evidenced by the note referenced in the deed of trust recorded in Book 6818 as Page 85 in said Register's Office according to the terms thereof, Grantor hereby assigns the escrow account in connection therewith to Grantee.

This deed prepared from information furnished by parties herein.

This is improved property known as: 3266 Anderson Road, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE,** her successors and assigns, forever; and we covenant with the said **GRANTEE** 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 defend the title to the said land to the said **GRANTEE,** her successors and assigns, against the lawful claim 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 the 24th day of June, 1988.

Leona D Roberts
LEONA D. ROBERTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sheila D. Pauly, a Notary Public in and for said County and State, personally appeared **LEONA D. ROBERTS**, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

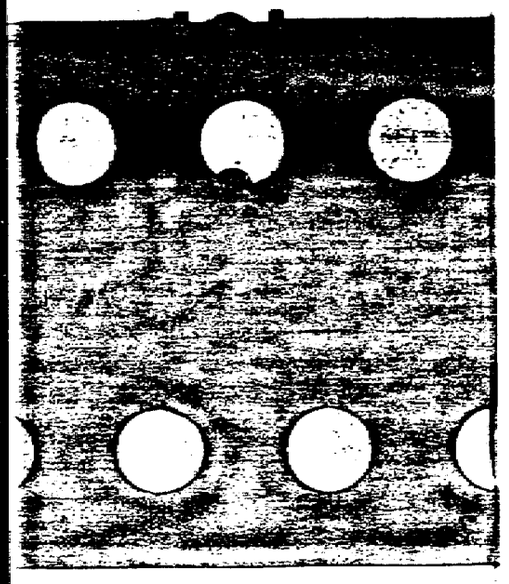
WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1988.

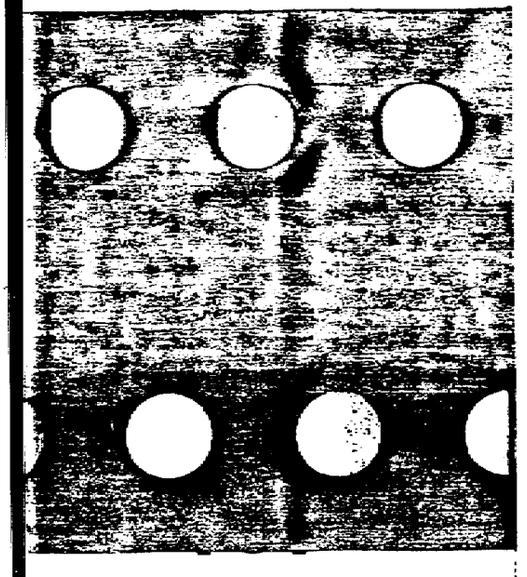
Sheila D. Pauly
NOTARY PUBLIC

SHEILA D. PAULY NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:

01-21-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7586 PAGE 995

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 62439.45
				CON TX 174.72
				PRFEE 0.50
				WDEED 9.00
				TOTAL 184.22
				CHECK 184.22

06/29/88 01 16:16 0001 1271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

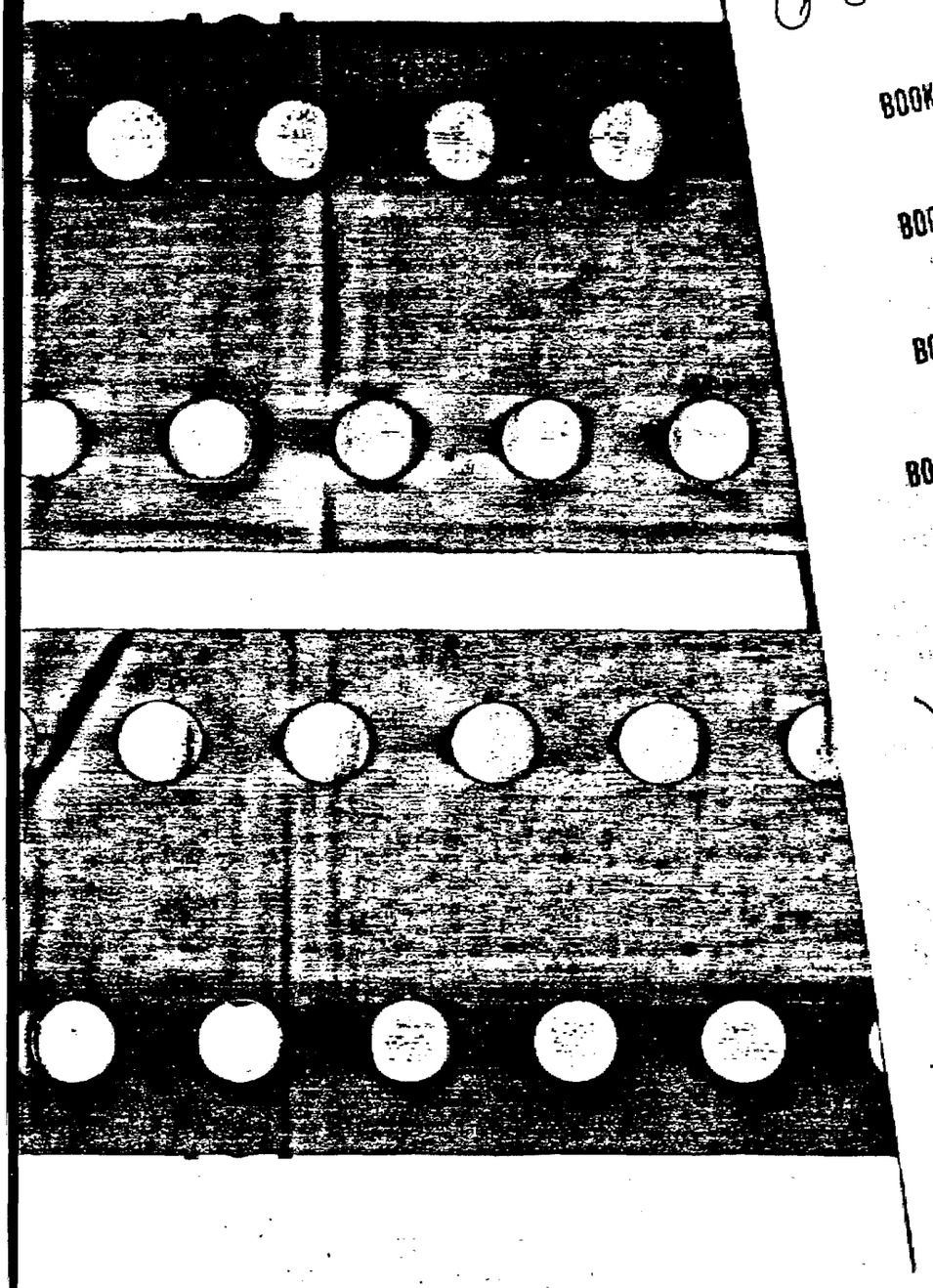
45023

IDENTIFICATION REFERENCE

JUN 29 4:16 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108026



6-29-88

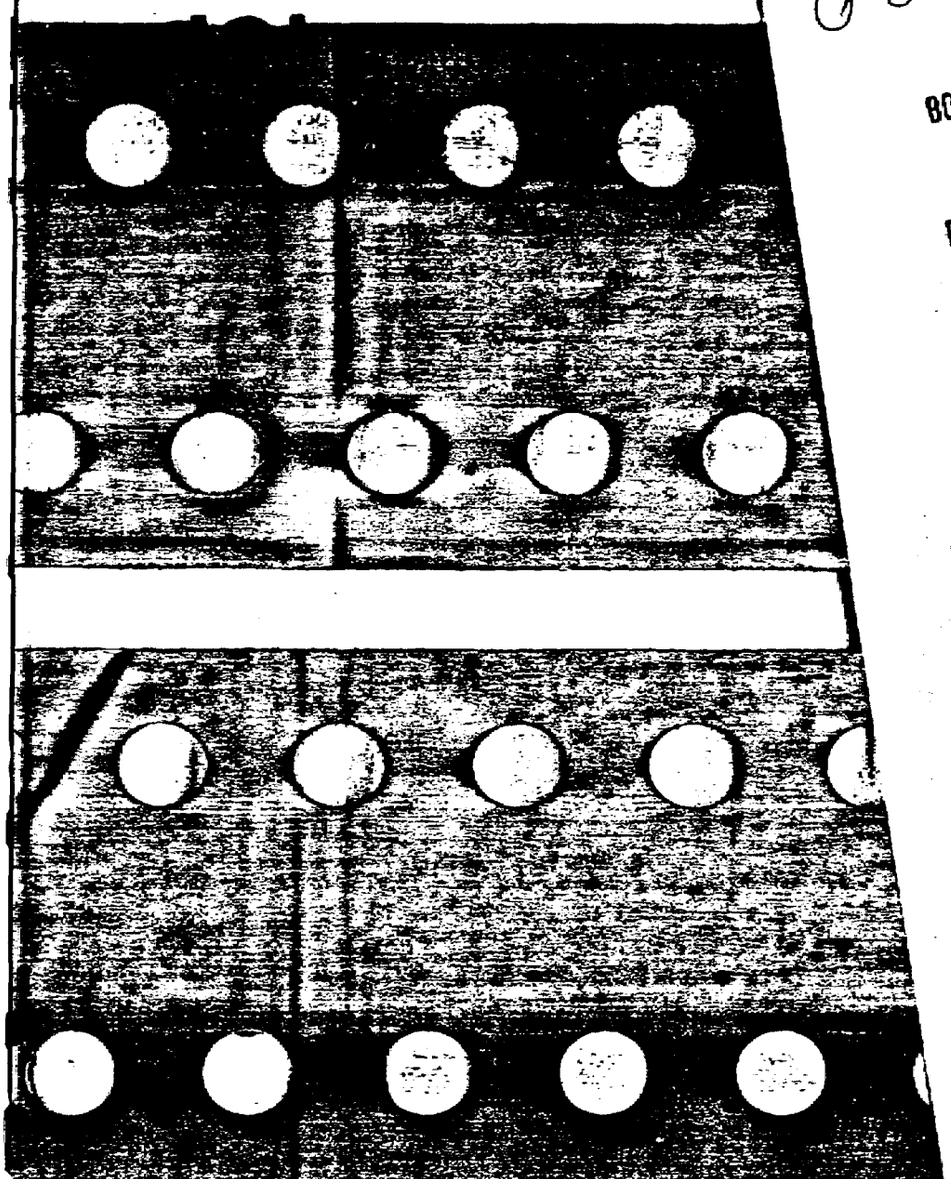
BOOK 7586 PAGE 996

BOOK 7586 PAGE 997

BOOK 7586 PAGE 998

BOOK 7586 PAGE 999

Void



6-29-88

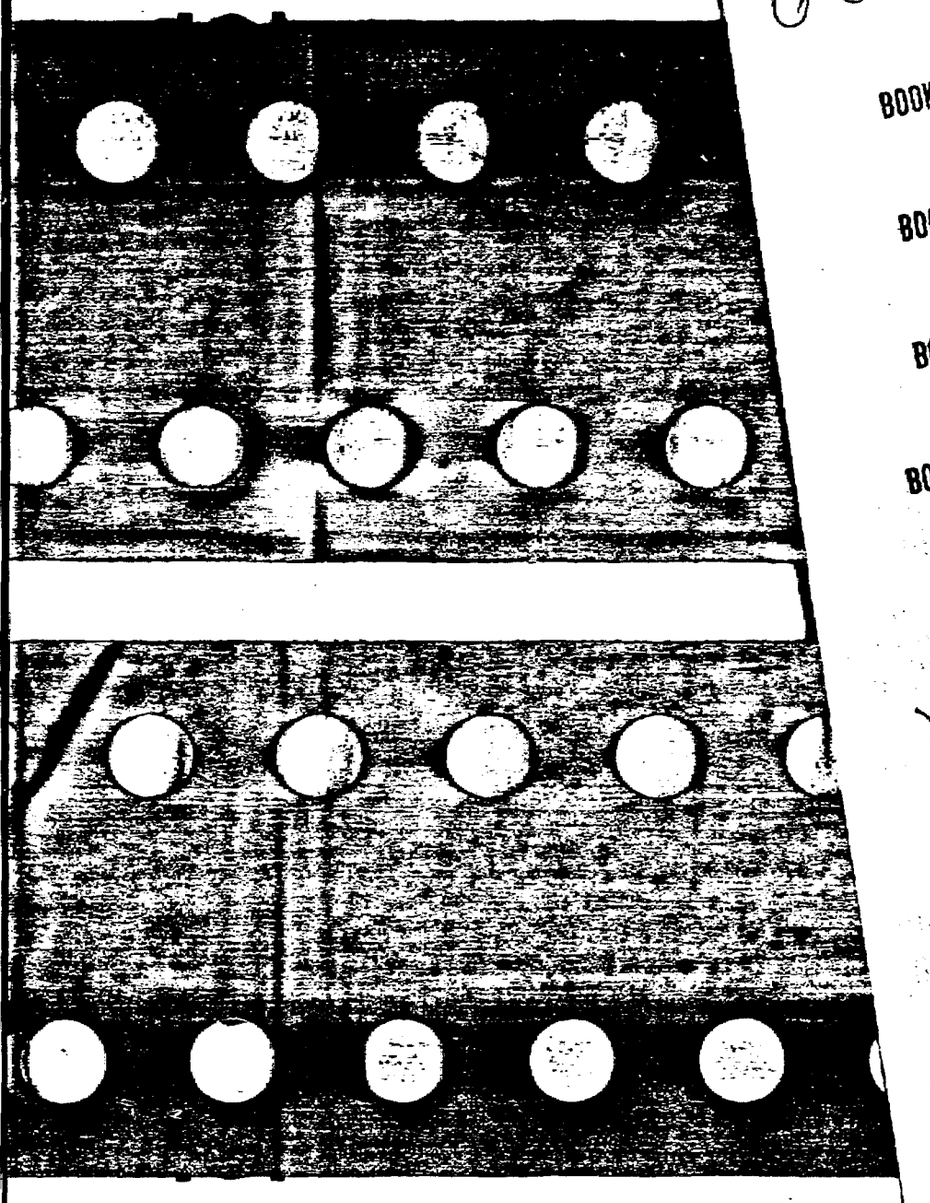
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BOOK 7586 PAGE 997

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BOOK 7586 PAGE 999

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6-29-88

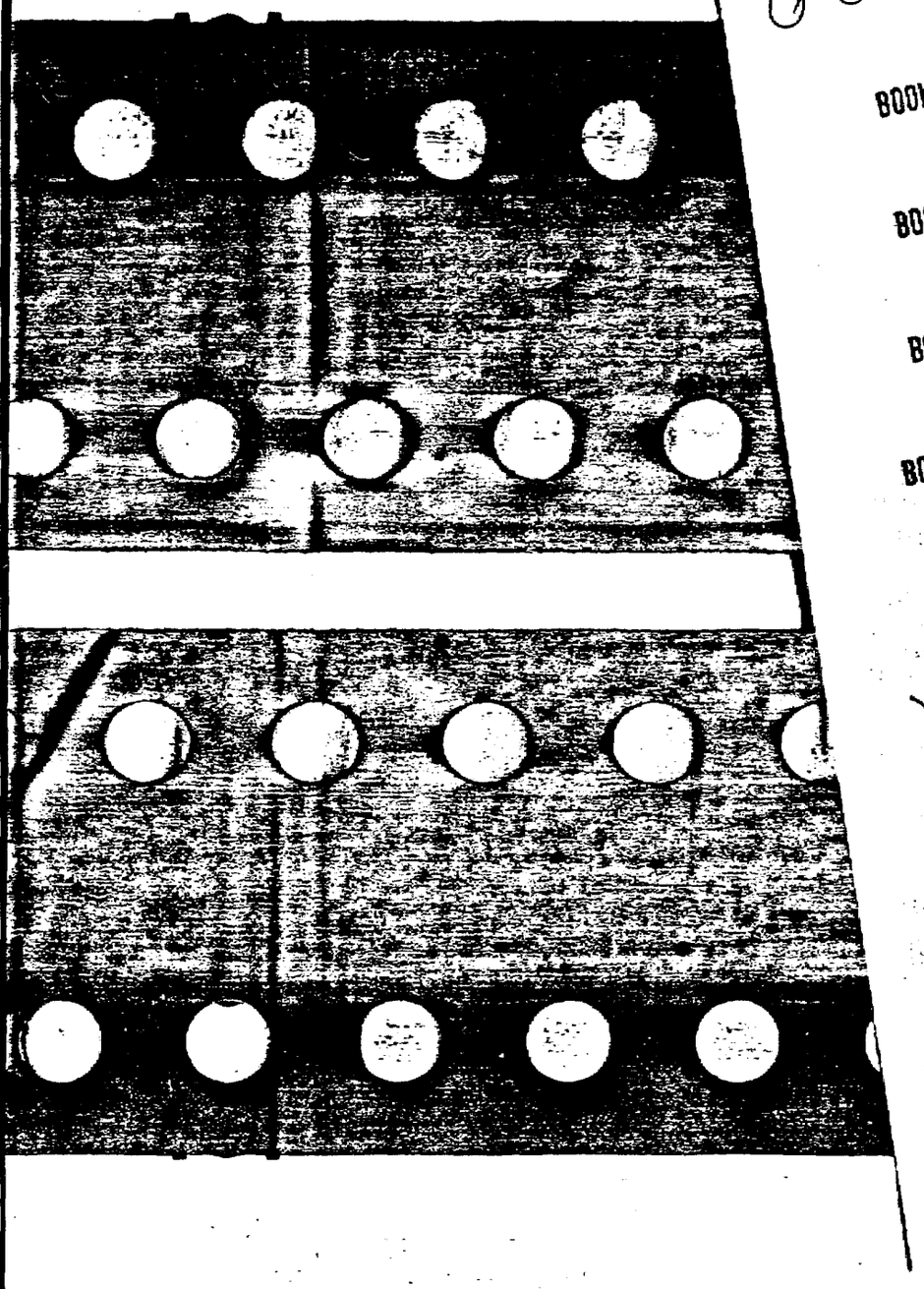
BOOK 7586 PAGE 996

BOOK 7586 PAGE 997

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BOOK 7586 PAGE 999

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6-29-88

BOOK 7586 PAGE 996

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BOOK 7586 PAGE 998

BOOK 7586 PAGE 999

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