file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Robert Geringswald 309 Weaver Drive Nashville, TN 37217	The New York Guardian Mortgagee Corp. P.O. Box 840 Hempstead, NY 11551	MAP 120-10 PARCEL 21 2DA-45394

WARRANTY DEED BOOK 7589 PAGE 77

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dana E. White and wife, Nancy J. White hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert Geringswald and wife, Mary K. Geringswald and Maude Lancaster hereinafter called the Grantee, Grantee's 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. 20 on the plan of Seven Oaks, Section No. 1, of record in Book 1835, page 132, Register's Office for said County.

SAID Lot No. 20 fronts 105 feet on the westerly margin of Weaver Drive and extends back 238.0 feet on the northerly line and 260.0 feet on the southerly line to a dead line in the rear, measuring 55 feet thereon.

BEING the same property conveyed to Dana E. White and Tyann Galloway by deed from Polly S. Joyner, a widow, of record in Book 5512, page 642, Register's Office for Davidson County, Tennessee. Tyann Galloway, now White, subsequently conveyed her interest in subject property to Dana E. White by quitclaim deed of record in Book 6754, page 564, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 1788, page 349, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Capitol Mortgage Corporation, of record in Book 6954, page 566, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee. The Grantee further hereby assumes the obligation of MORTGAGOR under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness* This is (~~not~~) improved property, known as 309 Weaver Drive, Nashville, TN 37217.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

*above mentioned.

Witness the execution hereof this 30th day of June, 19 88.

Nancy J. White

Dana E. White

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 19 88, before me personally appeared Dana E. White and Nancy J. White, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7589 PAGE 78

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 96,290.09.

Mary K. Geringswald
Affiant

Subscribed and sworn to before me, this the 30th day of June, 1988.

My Commission Expires: 10-24-88

Notary Public

WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

4598

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
Jul 1 12 01 PM '88

WARRANTY DEED

from:
Dana E. White and wife,
Nancy J. White

to:
Robert Geringswald and wife, Mary
K. Geringswald and Maude Lancaster

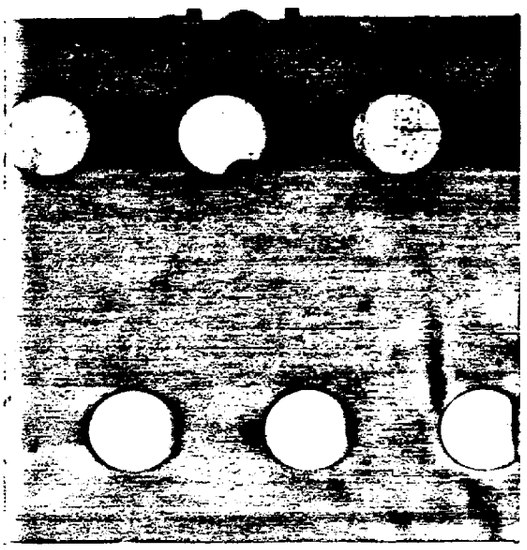
2931 07/01 0101 03CHECK 324.29

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27635

OFFICIAL RECEIPT

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



RECEIVED OF _____

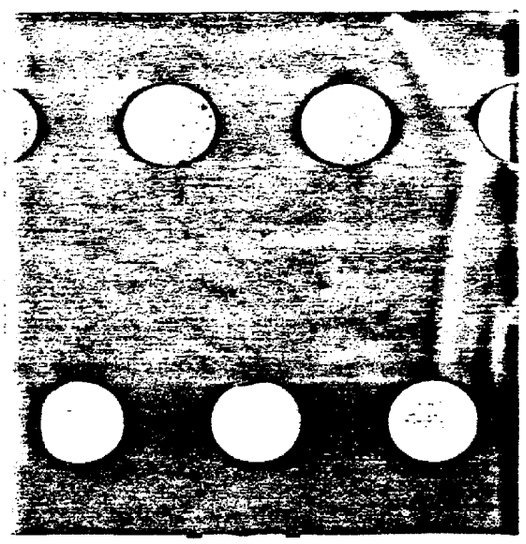
FOR _____

BOOK 7589 PAGE 79

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 96290.09
				CON TX 317.79
				PRFEE 0.50
				WDEED 6.00
				TOTAL 324.29
				CHECK 324.29

07/01/88 01 12:01 0001 2931



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45681

IDENTIFT REFERENCE

JUL 1 12 01 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108809