THIS INSTRUMENT PREPARED BY:

Mail

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

WARRANTY DEED

BOOK 7611 PAGE 958

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROY LEE MADDOX	NEW YORK GUARDIAN MORTGAGEE	MAP 82-16
(NAME)	(NAME)	
613 Boscobel Street	P.O. Box 840	PARCEL 301.19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Hempstead, New York 11551	17W 05290
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

2097 07/28 [illegible] CK

FOR AND IN CONSIDERATION of the sum of EIGHTY NINE THOUSAND THREE HUNDRED EIGHT AND 93/100----

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Dollars,

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
JUL 28 12 37 PM '88

IDENTIFICATION REFERENCE 53592

GEORGE N. FINN and wife, CHRISTINE A. CARPENTER FINN

have this day bargained and sold, and do hereby transfer and convey unto the said ROY LEE MADDOX, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 24 on the plan of J. S. Williams' Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 50.0 feet on the northwesterly margin of Boscobel Street and extends back between parallel lines, 175.0 feet to an alley.

BEING the same property conveyed to George N. Finn and wife, Christine A. Carpenter Finn of record in Book 7248, page 446, said Register's Office.

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 balance of a note secured by a first mortgage Deed of Trust in favor of City Federal Savings Bank of record in Book 7284, page 449, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

S. MITCHELL NOTARY PUBLIC DAVIDSON COUNTY TAKGF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 89,308.93

Subscribed and sworn to before me this the 25th *day of* July, 19 88

My commission expires March 11, 1990

(Affix Seal)

Affiant Roy Lee Maddox

Notary Public Mitchell S. Watts

This is improved ( ) unimproved (X) property, known as 613 Boscobel Street, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 25th *day of* July, *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George N. Finn
GEORGE N. FINN

Christine A. Carpenter Finn
CHRISTINE A. CARPENTER FINN
By: George N. Finn ATTY. IN FACT

Roy Lee Maddox
ROY LEE MADDOX-Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* GEORGE N. FINN and wife, CHRISTINE A. CARPENTER FINN and ROY LEE MADDOX

*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 purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 25th *day of* July, *19*88.

Mitchell A. Watts
Notary Public

Commission expires March 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *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* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

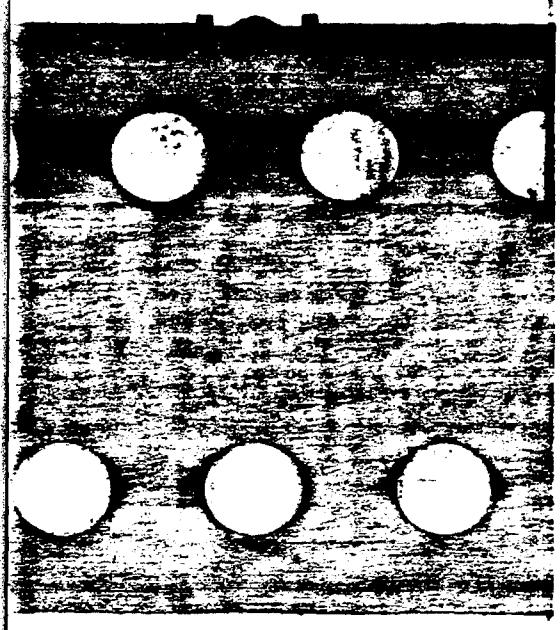
WARRANTY DEED

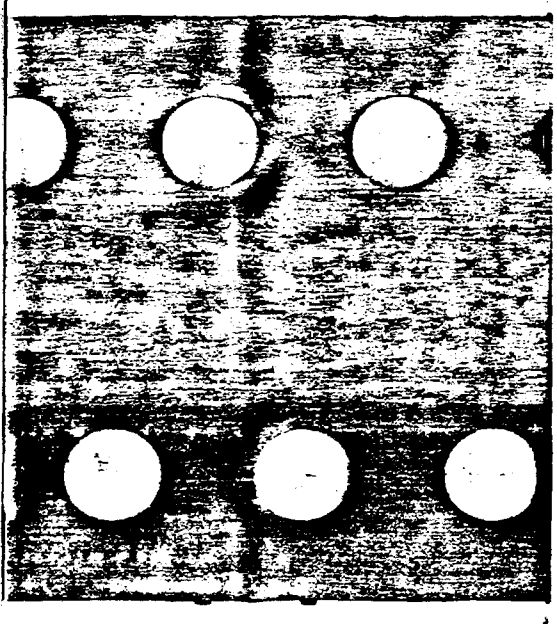
FROM

GEORGE N. FINN and wife,
CHRISTINE A. CARPENTER FINN

TO

ROY LEE MADDOX, unmarried





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7611 PAGE 960

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	89308.93
CON TX	294.69
PRFEE	0.50
MTEED	6.00
TOTAL	301.19
CHECK	301.19

07/28/88 01 12:40 0001 2097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53592

IDENTIFICATION REFERENCE

JUL 28 12 37 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117847