Box 53

FORM No. WD-1

BOOK 7639 PAGE 409

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Vicki Rodgers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 88

Carolyn Deeffa
Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072
BASED ON INFORMATION FURNISHED BY THE PARTIES

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CALVIN M. SMITH	THE NEW YORK GUARDIAN MORTGAGEE CORP.	MAP 42-11
(NAME) 602 N. Graycroft	(NAME) P. O. BOX 840	PARCEL 21
(STREET ADDRESS OR ROUTE NUMBER) Madison Tn 37115	(STREET ADDRESS) HEMPSTEAD, N. Y. 11551	11 D 35485
(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, WALTER H. CARTER AND WIFE, DONNA K. CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALVIN M. SMITH

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. 10 on the plan of Section I, Morning View Subdivision, as of record in Book 2133, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 100 feet on the easterly side of Graycroft Avenue, and runs back 405.58 feet on the northerly line and 449.03 feet on the southerly line, which is a broken line, to a dead line, measuring 106 feet thereon.

Being the same property conveyed to Walter H. Carter and wife, Donna K. Carter, by deed of record in Book 7149, page 674, Register's Office for Davidson County, Tennessee.

Grantee herein agrees to assume the unpaid balance of a Note secured by a Deed of Trust of record in Book 7149, page 677, Register's Office for Davidson County, Tennessee.

6-31-63

IDENTIFICATION REFERENCE

AUG 30 11 00 AM '88

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 602 N. Graycroft Avenue, Madison, TN 37115
(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 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 covey 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 our hand s this 26th day of August, 19 88

Walter H. Carter
WALTER H. CARTER

Donna K. Carter
DONNA K. CARTER

Calvin M. Smith
CALVIN M. SMITH

BOOK 7639 PAGE 410

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 WALTER H. CARTER AND WIFE, DONNA K. CARTER AND CALVIN M. SMITH

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 26th day of August, 19 88.

Commission expires 3/8/89

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

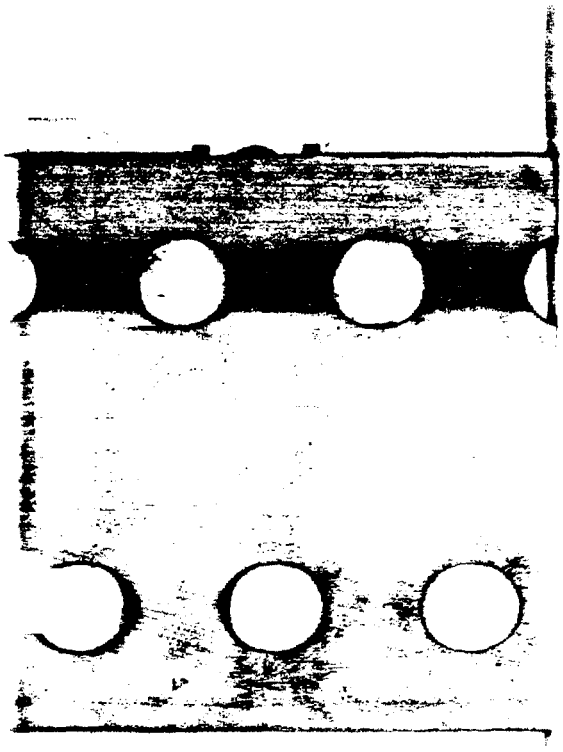
FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

2260 08/30 0101 CHECK 388.00



OFFICIAL RECEIPT

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

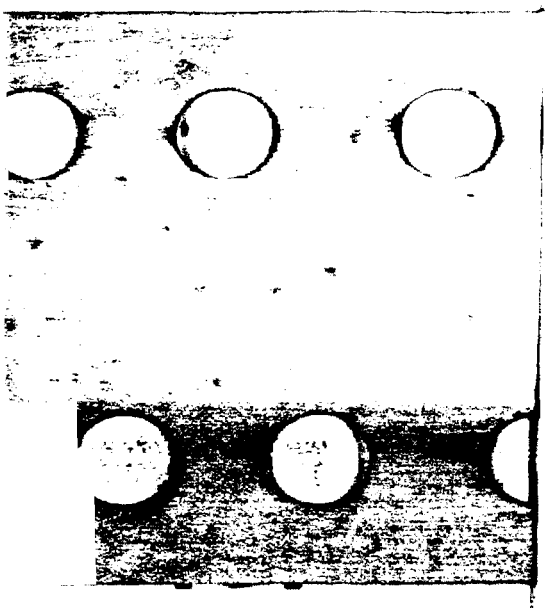
RECEIVED OF _____

FOR _____

BOOK 7639 PAGE 411

QC - 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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 1 6 3

IDENTIFICATION REFERENCE

Aug 30 11 00 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

			CAMT	
				115000.00
			CON TX	379.50
			PRFEE	0.50
			WDEED	6.00
			TOTAL	386.00
			CHECK	386.00
08/30/88	01	11:01	0001	2260

No. 128756