file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Huynh Van Phan 702 45th Ave., North Nashville, TN 37209	New York Guardian Mortgagee Corp. P.O. Box 840 Hempstead, NY 11551	MAP 91-12 PARCEL 90 12W-37075

WARRANTY DEED

BOOK 7663 PAGE 459

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, Robert A. Worrell and wife, Judy Lynn Worrell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Huynh Van Phan and wife, The T. Pham 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 Lots Numbers 77 and 79, Block 58 on the plan of West Nashville, No. 1, of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lots Numbers 77 and 75 adjoin and front together 50 feet on the easterly margin of Forty-Fifth Avenue North. (formerly Fourth St.) and extends back between parallel lines 105.5 feet to an alley.

BEING the same property conveyed to Robert A. Worrell and wife, Judy Lynn Worrell by deed from Grace Hale Henderson, unmarried, of record in Book 6488, page 755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in 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 principal balance of a note secured by a first mortgage deed of trust to Cityfed Mortgage Company, of record in Book 7172, page 466, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (~~xx~~)improved property, known as 702 45th Ave., North, Nashville, TN 37209.

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".)

Witness the execution hereof this 27th day of September, 19 88.

Judy Lynn Worrell

Robert A. Worrell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of September, 19 88, before me personally appeared Robert A. Worrell and wife, Judy Lynn Worrell, 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 he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7663 PAGE 460

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 $ 48,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of September, 1988.

My Commission Expires: Oct 9, 1991

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sep 28 12 23 PM '88

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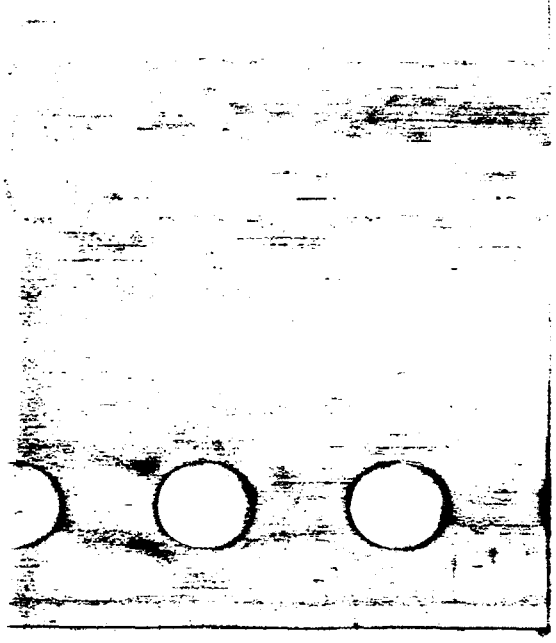
WARRANTY DEED

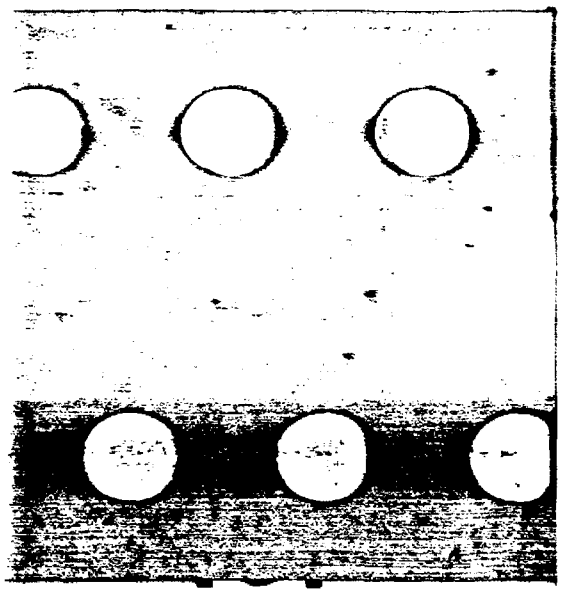
from:
Robert A. Worrell and wife, Judy Lynn Worrell

to:
Huynh Van Phan and wife, The T. Pham

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27872





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7663 PAGE 461

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 48500.00
CON TX 160.05
PRFEE 0.50
WDEED 6.00
TOTAL 166.55
CHECK 166.55

09/28/88 01 12:24 0001 1576

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1480

SEP 28 12 23 PM '88

No. 138531