FILE BOX "7" FILE NO. 23895

BOOK 7677 PAGE 858

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,187.04

X Yolanda Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF OCTOBER, 19 88

Notary Public

MY COMMISSION EXPIRES: 5-8-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YOLANDA JOHNSON (NAME)	NEW YORK GUARDIAN MORTGAGEE CORP. (NAME)	MAP 150-7
3355 Oak Tree Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 775 (STREET ADDRESS)	PARCEL 277
Antioch, TN. 37013 (CITY) (STATE) (PO ZIP)	Hempstead, New York 11551 (CITY) (STATE) (ZIP)	2D 73581

FOR AND IN 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, I, MICHAEL C. HURST, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YOLANDA JOHNSON, unmarried

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. 29A Zone Lot Division of Lots 25, 26, and 29 on the Plan of Lakeshore Woods, Section 3, as of record in Book 6250, page 749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael C. Hurst, Unmarried, by Quitclaim Deed from Jimmy H. Dunn, of record in Book 7661, page 813, Register's Office for Davidson County, Tennessee, and by deed to Michael C. Hurst, unmarried and Jimmy A. Dunn, married, from CDT Properties, Ltd., of record in Book 7179, page 577. Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CITY FEDERAL SAVINGS BANK, of record in Book 7179, page 577, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH NEW YORK GUARDIAN MORTGAGEE CORP.

This is (unimproved / improved) X property, known as 3355 Oak Tree Court, Antioch, Tennessee 37013
(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 heirs 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 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 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 my hand this 6th day of October, 19 88

X Michael C. Hurst

MICHAEL C. HURST

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL C. HURST, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of October, 19 88.

Commission Expires 1-10-89

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

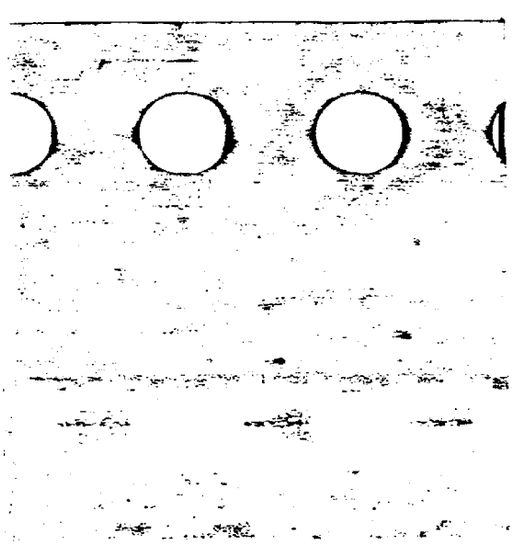
7629

OCT 14 1 17 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

7065 10/14 0101 03CHECK 198.56





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	58187.04
CON TX	192.06
PRFEE	0.50
WDEED	6.00
TOTAL	198.56
CHECK	198.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/14/88 01 13:21 0001 7065

76294

IDENTIFICATION REFERENCE

OCT 14 1 17 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143856