BOOK 7699 PAGE 497

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 50,565.25

Subscribed and sworn to before me, this the 4th day of November 19 88

My commission expires: 1/10/89

Affiant

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street • Jefferson Building • Suite 8 • Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
Robert D. Adkins	New York Guardian Mortgage Corp
108 B Myatt Drive (STREET ADDRESS)	P.O. Box 840 (STREET ADDRESS)
Madison, TN 37115 (CITY / STATE / ZIP)	Hempstead, NY 11551 (CITY / STATE / ZIP)
MAP & PARCEL NO 43-11-139.00 11D-53410	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Gary W. Stewart and wife, Janene D. Stewart

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Robert D. Adkins

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 12 on the Plan of the Re-Subdivision of Lots No. 1 & 13 of the Anderson Estate, not of record, furthur described as follows: Lot No. 12 fronts 50 feet on the westerly margin of Myatt Drive and runs back between parallel lines 150 feet to a line in the rear which measures 50 feet thereon. Included in the description, but expressly excluded from this conveyance is the property conveyed to the Metropolitian Government of Nashville and Davidson County, Tennessee by deed from M.O. Baker and wife, Dollie Mae Baker, of record in Book 4355 at page 963, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary W. Stewart and wife, Janene D. Stewart by deed recorded in Book 6626 at page 424, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of City Federal Savings Bank, which the Grantee(s) herein agree to assume and pay.

8.38955

IDENTIFICATION

Nov 9 9 55 AM '88

HELEN Z WILSON REGISTER DAVIDSON COUNTY

5799 11/09 0101 03CHECK 173.48

THIS IS IMPROVED PROPERTY KNOWN AS 108 B Myatt Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hands this 4th day of November 19 88

Gary W. Stewart

Janene D. Stewart

State of Tennessee
County of Sumner

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On this 4th day of November, 1988, before me personally appeared Gary W. Stewart and wife, Janene D. Stewart to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

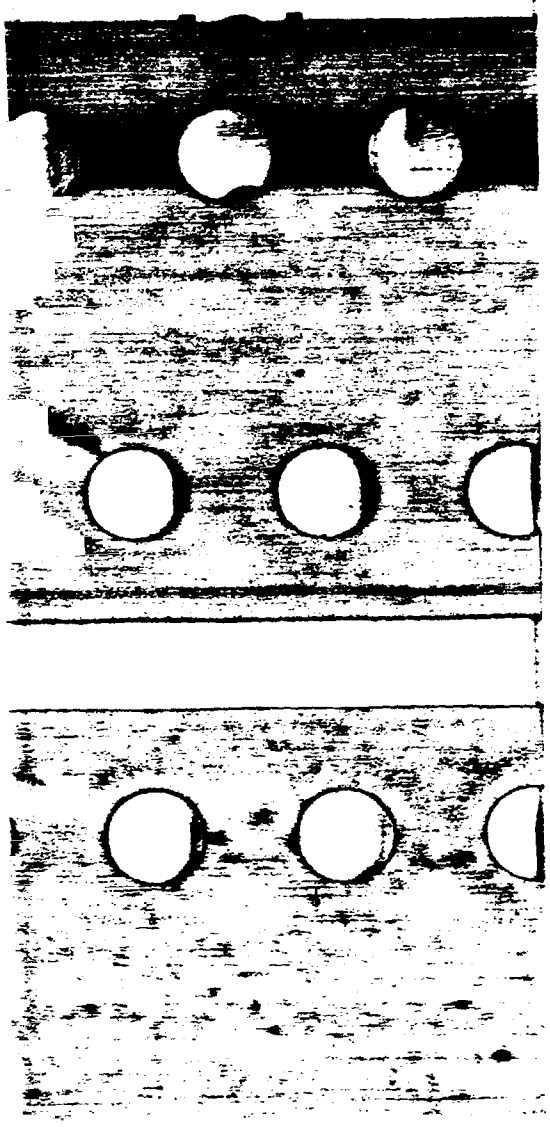
Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

TENNESSEE
TITLE &
TRUST, Inc.



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 50565-25
CON TX 166-98
PRFEE 0-50
WDEED 6-00
TOTAL 173-48
CHECK 173-48
11/09/88 01 09:58 0001 5799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.3895.

IDENTIFICATION

Nov 9 9 55 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152382