FORM NO. (WJ-) 10

BOOK 7729 PAGE 865

STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,791.23

Donald G. Furnald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 1988

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7/13/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY PATRICIA SPICER CARDEN, ATTORNEY FROM INFORMATION FURNISHED BY THE PARTIES
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Donald G. Furnald (NAME)	New York Guardian Mortgagee Corp. (NAME)	150-03-0-111.00
3127 Justin Towne Court (STREET ADDRESS OR ROUTE NUMBER)	C. S. P. O. Box 840 (STREET ADDRESS)	02D 72148
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Hempstead, NY 11551 (CITY) (STATE) (ZIP)	

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, Fasih U. Samad and wife, Naima Samad

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald G. Furnald

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. 11B on the Plan of Justin Towne, Section II, as of record in Book 5200, page 459, and amended in Book 5200, pages 535 and 536, Register's Office for said County.

Beginning at a point in the southerly right of way of Justin Towne Court, said point being the northeast corner of the westerly half of Lot 11; thence leaving said right of way, S 06° 28' 03" W 65.64 feet to a point; thence S 05° 38' 53" W 47.83 feet to a point; thence S 05° 27' 4" W 86.55 feet to a point; thence N 84° 44' 57" W 25.62 feet to a point; thence N 05° 50' 00" E 200.27 feet to a point in the southerly right of way of Justin Towne Court; thence along said right of way, S 84° 10' 00" E 25.62 feet to the point of beginning and containing 5,049 feet more or less.

Being the same property conveyed to Fasih U. Samad and wife, Naima Samad by deed from Philhall Corporation of record in Book 6093, page 279, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record, and any and all existing restrictions and easements of record.

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, of record in Book 7233, page 759, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 3127 Justin Towne Court (House Number) (Street) Antioch, TN (P. O. Address) (City or Town) 37013 (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 our hand(s) this 9th day of December, 1988

Fasih U. Samad

Naima Samad Naima Samad

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Fasih U. Samad and wife, Naima Samad

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 purpose therein contained.

WITNESS my hand, at office, this 9th day of December, 19 88

NOTARY PUBLIC

My commission expires:

BOOK 7729 PAGE 866

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as .

WITNESS my hand and seal, at office in

this day of , 19

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Fasih U. Samad and wife,

Naima Samad

TO

Donald G. Furnald

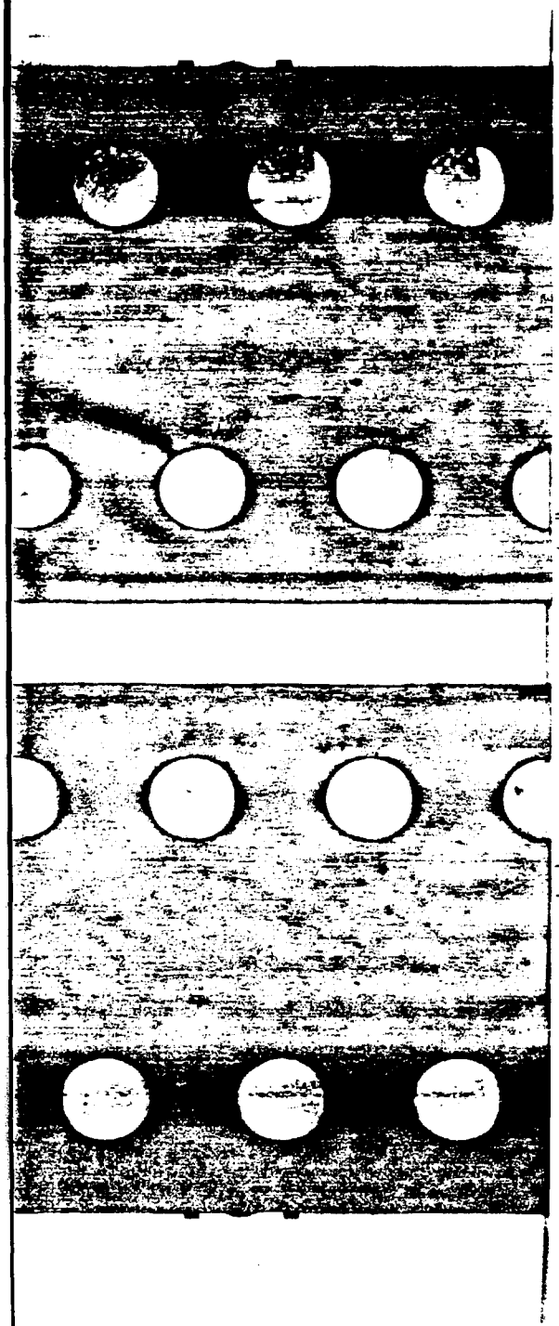
PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

94390

RECEIVED FOR RECORD

Dec 16 2 53 PM '88

8467 12/16 0101 03CHECK 164.24



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

RECEIVED OF _____

FOR _____

BOOK 7729 PAGE 867

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	47791.23
CON TX	157.74
PRFEE	0.50
WDEED	6.00
TOTAL	164.24
CHECK	164.24

12/16/88 01 14:53 0001 8467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94390

IDENTIFICATION

Dec 16 2 53 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 164633