FILE BOX "7" FILE NO. 24204

FORM NO. WD-1

BOOK 7731 PAGE 983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,837.58

Ronald J. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 19 88.

Janet L. Davis
Notary Public

MY COMMISSION EXPIRES: 1-10-89
(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
RONALD JAMES DAVIS, SR. etux (NAME)	THE NEW YORK GUARDIAN MORTGAGEE CO. (NAME)	MAP 108-12
3320 Quail Run Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 840 (STREET ADDRESS)	Parcel 192
Nashville, TN. 37214 (CITY) (STATE) (P.O. ZIP)	Hempstead, New York 11551 (CITY) (STATE) (ZIP)	3D 91878

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, JOSEPH EARL McKENZIE, JR. and JENNIE S. BURRESS, Both Unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD JAMES DAVIS, SR., and wife, MELINDA ANN COMFORT,

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. 28, Section Three, Trailwood as of record in Book 6900, page 67, 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 Joseph Earl McKenzie, Jr., and Jennie S. Burress, Both Unmarried, by deed from Trailwood Homes, Inc., A Tennessee Corporation, of record in Book 7375, page 675, Register's Office for Davidson County, Tennessee.

SEE RECORDED DEED OF EASEMENT OF RECORD IN BOOK 7375, PAGE 672, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, GRANTING THE OWNER OF THE ABOVE LOT AN EASEMENT RIGHT FOR LOCATION OF A CONCRETE DRIVEWAY SERVING THE PROPERTY GRANTED HEREIN, SAID EASEMENT BEING LOCATED ON A PORTION OF LOT 27, OF THE ABOVE REFERENCED SUBDIVISION.

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 7375, page 678, 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 THE NEW YORK GUARDIAN MORTGAGEE CO.

This is unimproved ( ) improved (X) property, known as 3320 Quail Run Court, Nashville, Tennessee 37214
(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 our hand s this 14th day of December, 19 88

X Joseph Earl McKenzie
JOSEPH EARL McKENZIE, JR.

X Jennie S. Burress
JENNIE S. BURRESS

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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 JOSEPH EARL McKENZIE, JR., and JENNIE S. BURRESS, Both unmarried

the 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 purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 14th day of December, 19 88.

Commission Expires 1-10-89

Janet S. Davis 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

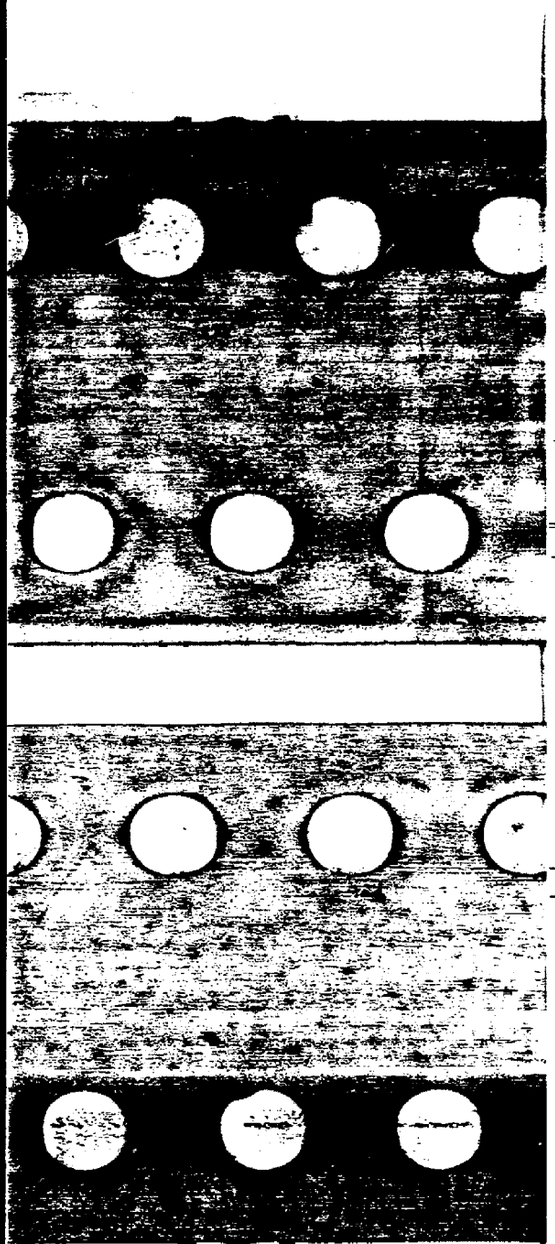
9450 12/20 0101 03CHECK 322.64

95184.

IDENTIFICATION REFERENCE

Dec 20 10 44 AM '88

ELLEN C. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN



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 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 95837.58
				CON TX 316.14
				PRFEE 0.50
				WDEED 6.00
				TOTAL 322.64
				CHECK 322.64
			12/20/88 01	10:43 0001 9450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95184

IDENTIFICATION REFERENCE

Dec 20 10 44 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 165609