BOOK 7752 PAGE 400

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,855.11

+Robert F. Wolverton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert F. Wolverton (NAME) | The New York Guardian Mortgagee Corp. (NAME) | 136-10-B |
| 2851 Lake Forest Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 840 (STREET ADDRESS) | 4 CO |
| Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP) | Hempstead, NY 11551 (CITY) (STATE) (ZIP) | 2D-61235 |

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, Richard A. Krohne and wife, Shirley A. Krohne and Jack Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Wolverton and wife, Sharon J. Wolverton

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 Unit No. 16-A, Condominium Site Plan, Lots 15-20, 41-56, Section 4, Priest Lake Forest of record in Plat Book 5200, Page 574, amending Plat Book 5200, Page 578, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard A. Krohne and wife, Shirley A. Krohne and Jack Williams by deed from Donald G. Furnald and wife, Judy Killets, of record in Book 7241, Page 264, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to The New York Guardian Mortgagee Corp. of record in Book 7241, Page 267, said Register's Office with a present unpaid balance of approximately $58,355.11, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This instrument is executed on behalf of Richard A. Krohne by Jack Williams as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7752, Page 399, in the Register's Office for Davidson County, Tennessee.

This is (unimproved) (X) property, known as 2851 Lake Forest Drive, Nashville, TN 37217
(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 9th day of January, 19 89

Richard A. Krohne by Jack Williams Jr. Atty
Richard A. Krohne

Shirley A. Krohne
Shirley A. Krohne

Jack Williams
Jack Williams

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley A. Krohne

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

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 1989.

Notary Public

Commission Expires My Commission Expires March 8, 1989

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 _____

6521 01/17 0102P03CHECK 204-17

WARRANTY DEED

FROM

TO

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 1989 before me personally appeared Jack Williams, the person who execute the foregoing instrument in behalf of Richard A. Krohne, and acknowledged that he executed the same as the free act and deed of the said Richard A. Krohne, through Power of Attorney granted him by the said Richard A. Krohne.

Commission expires: 10/9/91

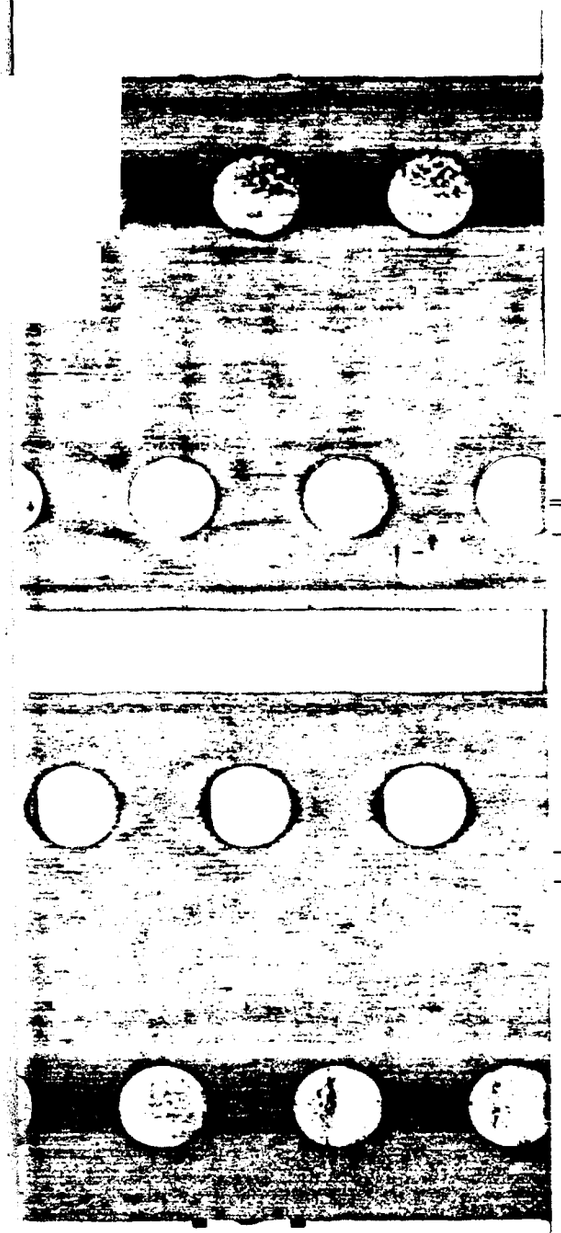
Notary Public

0 1 7.5 1.

IDENTIFICATION REFERENCE

Jan 17 10 26 AM '89

FILED & RECORDED
DAVIDSON COUNTY



**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 59855.11 |
| | | | | CON TX 197.67 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 204.17 |
| | | | | CHECK 204.17 |
| 01/17/89 | 01 | | | 10:27 0001 6521 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0 1 7 5 1.

IDENTIFICATION REFERENCE

JAN 17 10 26 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

**No.** 173175