BOOK 7756 PAGE 153

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,900.00

Joe C. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 1989.

Joan Stephens
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
Joe C. Miller (NAME)	The New York Guardian Mortgagee Corp. (NAME)	085-11-0
2941 Fernbrook Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 840 (STREET ADDRESS)	089.00
Donelson TN 37214 (CITY) (STATE) (P. O. ZIP)	Hempstead, NY 11551 (CITY) (STATE) (ZIP)	03DZ 64028

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, Kenneth D. Finch and wife, Susan M. Finch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe C. Miller and wife, Frances E. Miller

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. 67 on the Plan of Stanford Country Club Estates, Section III of record in Book 2900, Page 67, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth D. Finch et ux by deed from Edgar W. Pritchett et ux, of record in Book 6062, Page 705, 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 1245, Page 584, said Register's Office with a present unpaid balance of approximately $45,776.82, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

RECEIVED FOR RECORD JAN 23 10 15 AM '89 DAVIDSON COUNTY, TN. REGISTER'S OFFICE

IDENTIFICATION REFERENCE 03089

This is improved (XX) unimproved ( ) property, known as 3051 Jenry Drive, Nashville, TN 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 hands this 20th day of January, 19 89

Kenneth D. Finch
Kenneth D. Finch

Susan M. Finch
Susan M. Finch

STATE OF TENNESSEE
Davidson County

BOOK 7756 PAGE 154

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth D. Finch and wife, Susan M. Finch

the bargainors, 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 Antioch, Tennessee, this 20th day of January, 19 89.

Notary Public

Commission Expires October 9, 1991

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 _____

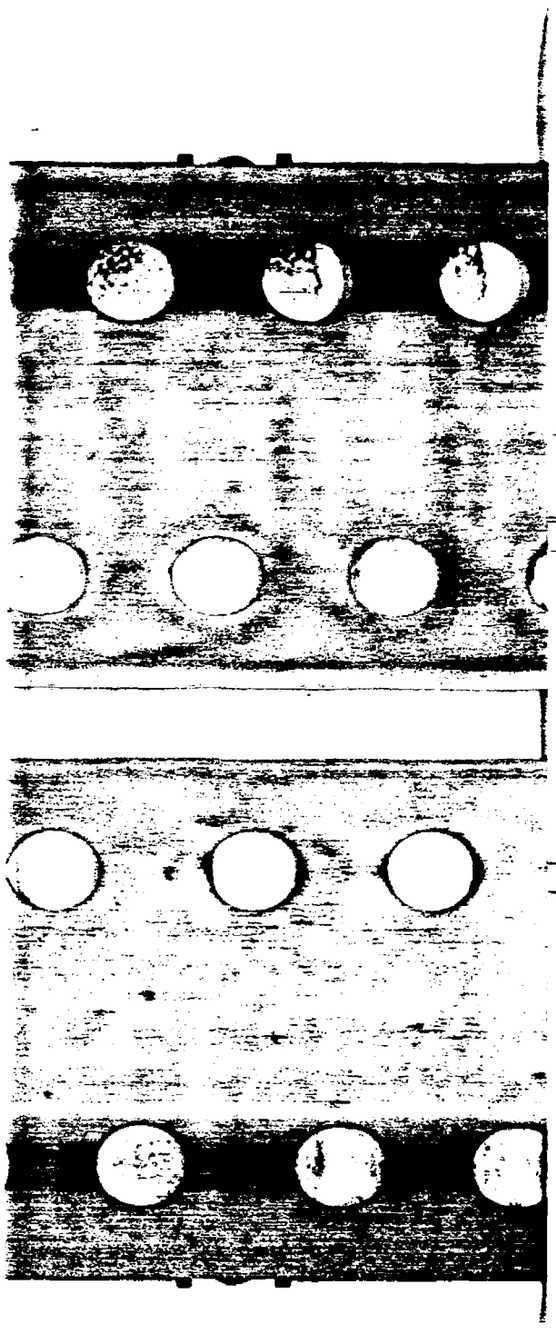
WARRANTY DEED

FROM
Kenneth D. Finch and wife, Susan
H. Finch

TO
Joe C. Miller and wife, Frances E.
Miller

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

8148 01/23 0101 03CHECK 174.80



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

RECEIVED OF _____

FOR _____

BOOK 7756 PAGE 155

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 51000.00
				CON TX 168.30
				PRFEE 0.50
				WDEED 6.00
				TOTAL 174.80
				CHECK 174.80
			01/23/89 01	10:17 0001 8148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03089

IDENTIFICATION REFERENCE

JAN 23 10 15 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 174779