FORM NO. WD-1

BOOK 7771 PAGE 386

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,405.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1992

(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
Dale Fenner (NAME)	The New York Guardian Mortgagee Corp. (NAME)	136-10-0 B
3542 Seneca Forest Drive (STREET ADDRESS OR ROUTE NUMBER)	C.S. P.O. Box 840 (STREET ADDRESS)	050.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Hempstead, NY 11551 (CITY) (STATE) (ZIP)	CO

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, James P. Patton and wife, Theresa Patton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale Fenner and wife, Judy Fenner

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. 38, Unit 38, Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest of record in Plat Book 5200, Page 627, amending Plat Book 5200, page 626, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James P. Patton et ux by deed of record in Book 7229, Page 519, 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 7229, Page 512, and re-recorded in Book 7397, Page 824, said Register's Office with a present unpaid balance of approximately $52,405.62, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

08534

TENNESSEE REAL ESTATE TRANSFER TAX
FEB 13 10 53 AM '89
JERRY Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

6673 02/13 0101 03CHECK 179.42

This is improved (X) unimproved ( ) property, known as 3542 Seneca 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 10th day of February, 19 89

James P. Patton

Theresa Patton

STATE OF TENNESSEE
Davidson County

BOOK 7771 PAGE 387

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Patton and wife, Theresa Patton

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 10th day of February, 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

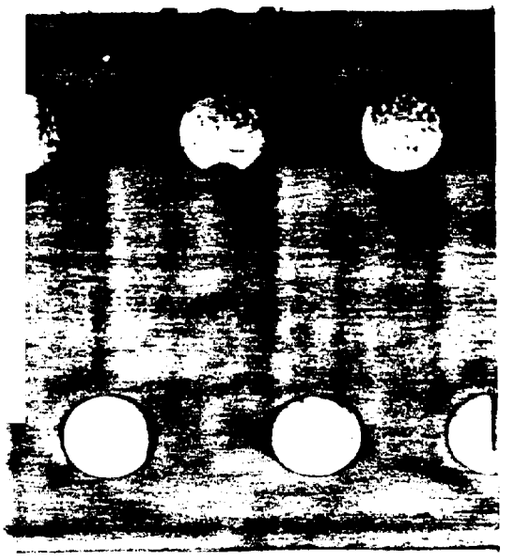
Commission Expires _____

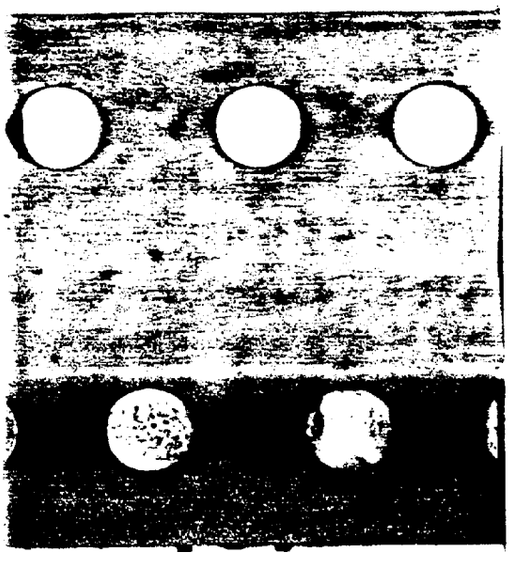
WARRANTY DEED

FROM
James P. Patton and wife, Theresa Patton

TO
Dale Fenner and wife, Judy Fenner

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





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

RECEIVED OF _____

FOR _____

BOOK 7771 PAGE 388

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 52405.62
CON TX 172.92
PRFEE 0.50
WDEED 6.00
TOTAL 179.42
CHECK 179.42

02/13/89 01 10:58 0001 6673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08534

IDENTIFICATION

FEB 13 10 53 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENNESSEE

No. 181145