FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson BOOK 7785 PAGE 595

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 69,594.25

Ralph M Kelton Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 3rd DAY OF March, 1989.

Notary Public

MY COMMISSION EXPIRES: January 11, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE & TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph M. Kelton, Jr.	The New York Guardian Mortgagee Corp.	
(NAME)	(NAME)	
712 Kent Street	P.O. Box 840	96-9-A-712CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Hempstead, NY 11551	3D7-86112
(CITY) (STATE) (P.O. ZIP)	(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, Karen L. Wooding, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph M. Kelton, Jr.

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. 712 on the Plan of Emery Place Condominiums, of record in Book 6250, Page 719, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen L. Wooding by deed from William S. Turner and wife, Melanie Campbell Turner of record in Book 7653, Page 255, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6715, Page 96, amended in Book 6783, Page 205 and Book 6845, Page 515; easement for sanitary sewers and/or storm drainage of record in Book 6342, Page 521; quitclaim deed for common area of record in Book 6887, Page 730 and Book 6947, Page 944; deeds of conveyance of record in Book 7593, Page 551 and Book 7593, Page 585; storm water detnetion agreement of record in Book 6623, Page 109; TVA easement of record in Book 1255, Page 219; and all matters as shown on the Plan of Record.

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 deed of trust to The New York Guardian Mortgagee Corp., of record in Book 7281, Page 695, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

This is improved (XX) unimproved ( ) property, known as 712 Kent Street, 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 my hand this 3rd day of March, 19 89

Karen L. Wooding

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7785 PAGE 596

Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, Karen L. Wooding, Unmarried

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that the of the maker or a constituent of the maker and authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 3rd day of March, 1989

Notary Public Elizabeth J. Smith

My commission expires: January 11, 1992

DEED

FROM
Karen L. Wooding, Unmarried

TO
Ralph M. Kelton, Jr.

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

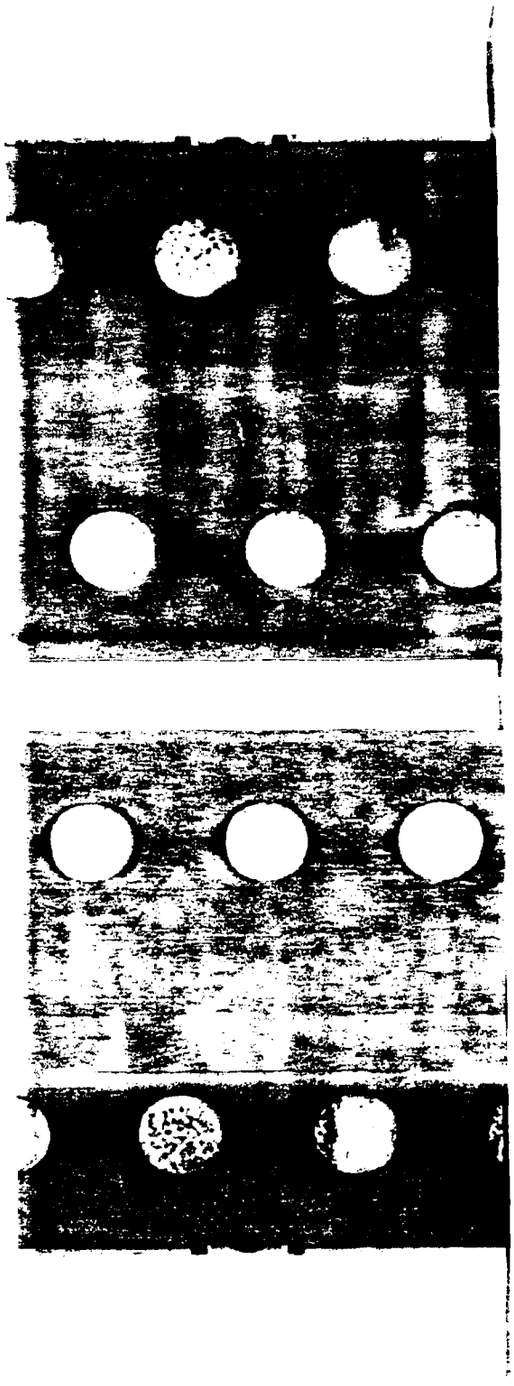
1357.1.

IDENTIFICATION REFERENCE

MAR 3 3 05 PM '89

FILED & WILLIAM E. FORSTER
CLERK & MASTER
DAVIDSON COUNTY, TN

2376 03/03 0101 03CHECK 236.18



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

RECEIVED OF _____

FOR _____

BOOK 7785 PAGE 597

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	69594.25
CON TX	229.68
PRFEE	0.50
WDEED	6.00
TOTAL	236.18
CHECK	236.18

03/03/89 01 15:06 0001 2376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13571.

IDENTIFICATION REFERENCE

MAR 3 3 05 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186951