BOOK : 316

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,602.86

William T. Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 89.

Notary Public

MY COMMISSION EXPIRES: 05/20/92

THIS INSTRUMENT WAS PREPARED BY WILLIAM T. BERRY, Attorney at Law, 109 Shacklett Lane, Antioch, TN 37013 NAME ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS: NANCY L. QUARCELINO (NAME) 103 Coventry Woods (STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	SEND TAX BILLS TO: THE NEW YORK GUARDIAN MORTGAGEE CORP (NAME) P. O. BOX 219 (STREET ADDRESS) HEMPSTEAD, N.Y. 11551 (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS Map 52 1 A Parcel 103 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, RALPH E. SHELBY and wife, LEANNE F. SHELBY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY L. QUARCELINO, unmarried

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:

Being Unit No. 103 on the Plan of Coventry Woods, Phase One, of record in Book 6966, page 370, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Ralph E. Shelby and wife, Leanne F. Shelby by deed from Coventry Woods Group Joint Venture of record in Book 7350, page 917, Register's Office for Davidson County, Tennessee.

A portion of the consideration recited herein is the assumption by the grantee of the outstanding principal balance of a note dated September 1, 1987; executed by Ralph E. Shelby and wife, Leanne F. Shelby securing the principal amount of $59,685.00 to City Federal Savings Bank(now payable to The New York Guardian Mortagee Corp) and the deed of trust securing the same of record in Book 7350,page 920, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 103 Coventry Woods, Madison, Tennessee 37115
(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 23rd day of February, 19 89

Ralph E. Shelby
RALPH E. SHELBY

Leanne F. Shelby
LEANNE F. SHELBY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RALPH E. SHELBY and wife, LEANNE F. SHELBY

(or proved to me on the basis of satisfactory evidence)
the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 1989.

Commission expires 05/20/92

William J Berry
Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

RALPH E. SHELBY and wife,

LEANNE F. SHELBY

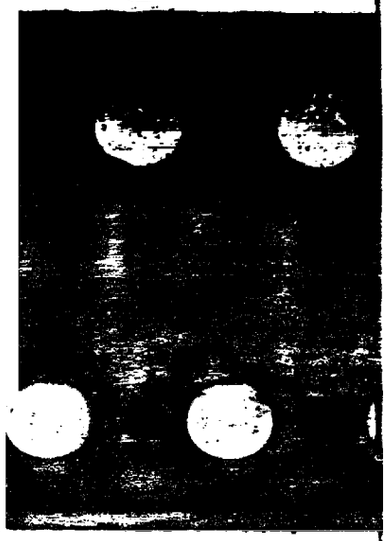
TO

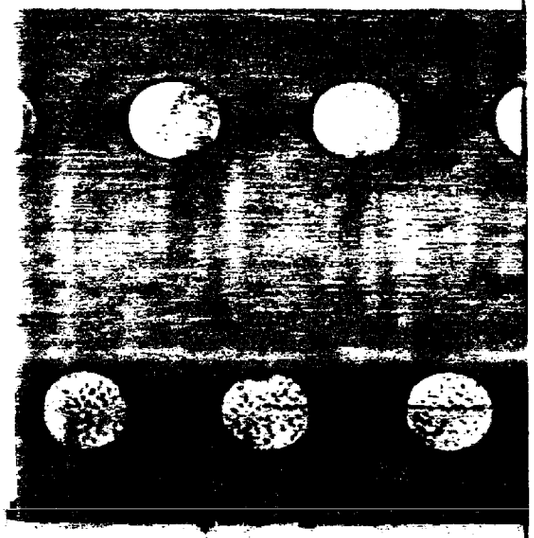
NANCY L. QUARCELINO

Return to:

206-48 RECHECK 10.00 01/10 10:42AM '89

15389





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 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	60602.86
CON TX	199.98
PRFEE	0.50
WDEED	6.00
TOTAL	206.48
CHECK	206.48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
03/10/89 01 10:45 0001 4473

15389.

IDENTIFICATION REFERENCE

Mar 10 10 42 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 189017