BOOK 7801 PAGE 838

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

BETTY J. GILLIAM AND HUSBAND
RONALD L. GILLIAM

TO

JAMES E. ROWELL AND WIFE,
AMY D. ROWELL

For draftsman's use

This instrument prepared by:
Nella Schneider Hunt, Attorney
222 Third Avenue, North
Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. ROWELL (NAME)	NEW YORK GUARDIAN MORTGAGEE CORP. (NAME)	119-14-193
2906 Selena Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 840 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Hempstead, N. Y. 11551 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

19627

MAR 27 3 55 PM '89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 55,821.03 James E. Rowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 19 89.

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: March 11, 1991
(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100---------- ($10.00)---------- **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to Tim N. Taylor, Trustee, of record in Book 7335, page 992, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note, and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Betty J. Gilliam and husband, Ronald L. Gilliam have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. ROWELL AND WIFE, AMY D. ROWELL 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, described as follows:
Being Lot No. 19 on the Map of Mashburn Heights, Section 2, as of record in Book 1835, page 93, Register's Office for said County, and described as follows:

Beginning at a point on the northerly margin of Mashburn Drive, at the common corner of Lots Nos. 18 and 19; thence, in a westerly direction along the northerly margin of Mashburn Drive; 143.6 feet to a point; thence, continuing in a westerly and northerly direction around a curve 39.27 feet to a point on the easterly margin of Selena Drive; thence, in a northerly direction along the easterly margin of Selena Drive, 117.7 feet to the common corner of Lots Nos. 19 and 20; thence, in an easterly direction along the line between Lots Nos. 19 and 20, 94.6 feet to the common corner of Lots Nos. 18, 19 and 20; thence, in a southerly direction along the line between Lots 18 and 19, 109.1 feet to the northerly margin of Mashburn Drive, the point of beginning.

Being the same property conveyed to Betty J. Gilliam and husband, Ronald L. Gilliam, by deed from John Harold Womack and wife, Glenda D. Womack, of record in Book 7335, page 989, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. Restrictive covenants of record in Book 2038, page 325, and Book 2290, page 494, Register's Office for said County.
2. The Plan of record in Book 1835, page 93, said Register's Office, shows an Owner's Certificate, certain setback lines and easements.

WD-2

unimproved ( )
This is improved (X) property, known as 2906 Selena Drive - Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES E. ROWELL AND WIFE, AMY D. ROWELL their heirs and assigns, forever.

And we do covenant with the said JAMES E. ROWELL AND WIFE, AMY D. ROWELL 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, except as set out herein and taxes for 1989 which have been assumed by the grantees.

And we, BETTY J. GILLIAM AND HUSBAND, RONALD L. GILLIAM do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES E. ROWELL AND WIFE, AMY D ROWELl their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 27th day of March, 19 89

Betty J. Gilliam
BETTY J. GILLIAM

Ronald L. Gilliam
RONALD L. GILLIAM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty J. Gilliam and husband, Ronald L. Gilliam the bargainor s, with whom I am personally acquainted, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 19 89

J Lena Smith, Notary Public.

Commission expires March 11, 1991.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

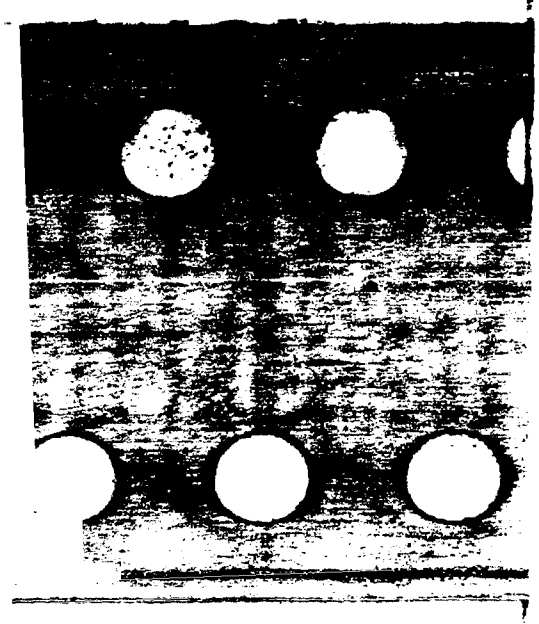
Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by singing the name of the corporation by self as .

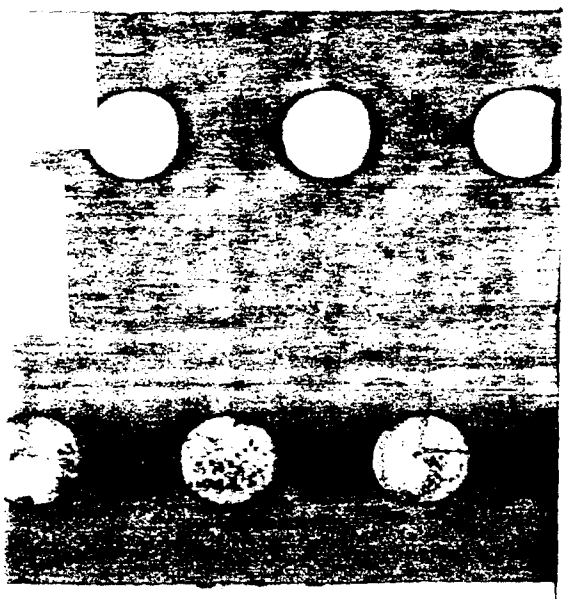
Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

9504 03/27 0101 03CHECK 190.64





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7801 PAGE 900

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	55821.03
CON TX	184.14
PRFEE	0.50
MILEA	6.00
TOTAL	190.64
CHECK	190.64

03/27/89 01 15:56 0001 9504

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IDENTIFICATION

MAR 27 3 55 PM '89

No. 133988