This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

BOOK 7813 PAGE 870

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Michael C. Davis, et ux.	New York Guardian Mtg. Corp.	61-10-71
3841 Edwards Avenue	P. O. Box 840	
Nashville, Tennessee 37216	Hempstead, N. Y. 11551	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, which includes the assumption by Michael C. Davis and wife, Karen Ann Davis, of that debt secured by a deed of trust of record in Book 7242, page 140, Register's Office for Davidson County, Tennessee, we, Brenda Owens Allen and husband, Mark L. Allen, have this day bargained and sold, and do hereby transfer and convey to the said Michael C. Davis and wife, Karen Ann Davis, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 8 on the Plan of Maplewood Heights, as of record in Book 4885, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Brenda L. Pierce Owens, unmarried, by deed from Major Jackson Hurst, Jr. and wife, of record in Book 7242, page 137, Register's Office for said County.

It is warranted that Brenda L. Pierce Owens and Brenda Owens Allen are one and the same person.

This is improved property known as 3841 Edwards Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Michael C. Davis and wife, Karen Ann Davis, their heirs and assigns, forever.

And we, Brenda Owens Allen and husband, Mark L. Allen, do covenant with the said Michael C. Davis and wife, Karen Ann Davis, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as set out above. Taxes for the calendar year have been prorated and assumed by buyer.

And we, Brenda Owens Allen and husband, Mark L. Allen, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Michael C. Davis and wife,

Karen Ann Davis, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of March, 1989.

Brenda Owens Allen — Mark L. Allen

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Owens Allen and husband, Mark L. Allen, the within named 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, at office, this 24th day of March, 1989.

NOTARY PUBLIC

My commission expires:
July 13, 1991

4377 04/11 0101 03CHECK 216.05

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $63,470.04.

AFFIANT

Subscribed and sworn to before me, this 24th day of March, 1989.

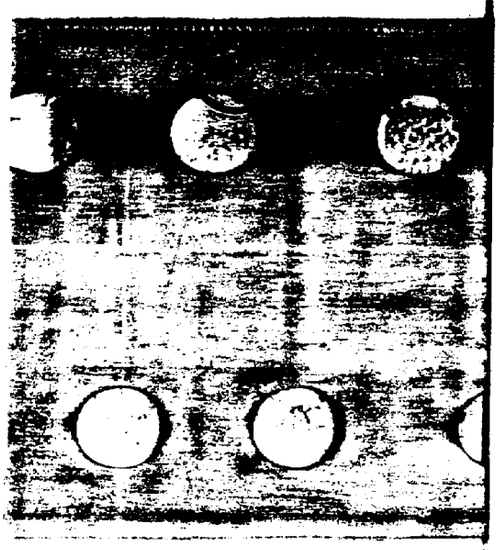
NOTARY PUBLIC

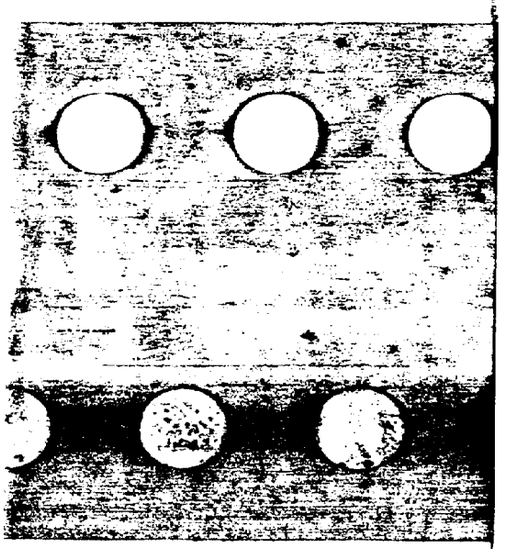
My commission expires:
July 13, 1991

23753

APR 11 9 00 AM '89

RUSH





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 63470.04
CON TX 209.55
PRFEE 0.50
WDEED 6.00
TOTAL 216.05
CHECK 216.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/11/89 01 09:01 0001 4377

237.53

APR 11 9 00 AM '89

No. 198779