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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,519.21

Myrna Y. May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 1989.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myrna Y. May (NAME)	The New York Guardian Mortgage (NAME)	MAP 96
321 Lake Brink Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 840 (STREET ADDRESS)	GROUP 16A
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Hempstead, NY 11551 (CITY) (STATE) (ZIP)	PARCEL 11

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, Bill B. McMinn, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Myrna Y. May

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 Lot No. 11 on the Plan of Larchwood, Phase One, Section One, of record in Book 6200, page 51, Register's Office for said County, to which plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to Bill B. McMinn by deed from Larchwood Homes Associates, a Tennessee Joint Venture, filed of record in Book 6444, page 284, Register's Office for Davidson County, Tennessee.

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 first mortgage Deed of Trust of record in Book 7181, page 825, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

This conveyance is subject to the Declaration of covenants, conditions and restrictions of record in Book 6299, page 152 and re-recorded in Book 6301, page 82, and Book 6301, page 96, as amended in Book 6391, page 449 and Book 6391, page 459, Register's Office for Davidson County, Tennessee, and any other building lines or easements as shown on the recorded plat.

This is unimproved ( ) improved (XX) property, known as 321 Lake Brink Drive, 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 20th day of April, 1989

Bill B McMinn
Bill B. McMinn

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Bill B. McMinn

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 19 89

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

Bill B. McMinn

TO

[illegible] Y. Hay

7863 04/21 0101 03CHECK 216.05

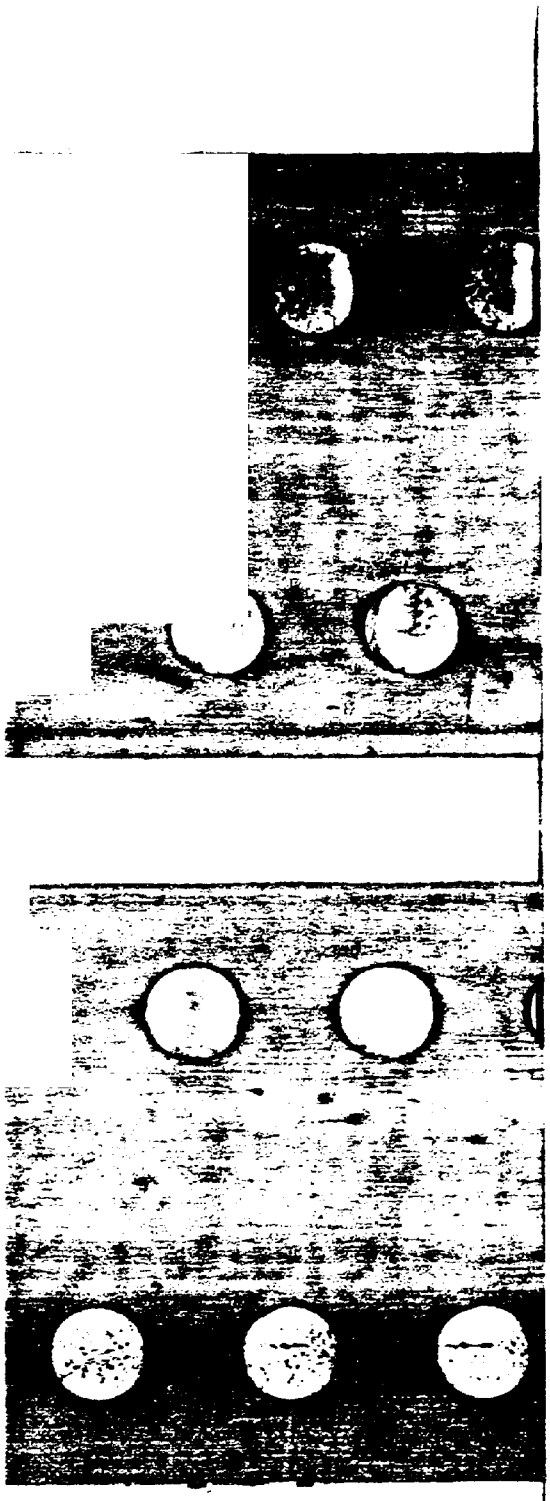
Return to:

PRIORITY ESCROW SERVICES INC
50 Century Boulevard
Suite 120
Nashville, TN 37214

APR 21 8 20 AM '89

RECEIVED FOR RECORD

0 8 9 9 2



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 63519.21
CON TX 209.55
PRFEE 0.50
WDEED 6.00
TOTAL 216.05
CHECK 216.05
04/21/89 01 08:21 0001 7863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26688

APR 21 8 20 AM '89

No. 202229