ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Bednarzyk	New York Guardian	
3069 Reelfoot Drive	Mortgagee Corp.	Map: 108-08-0
Nashville, Tennessee	P.O. Box 840	
37214	Hempstead, N.Y. 11551	Parcel: 258.00

THIS INSTRUMENT PREPARED BY: ROBERT J. NOTESTINE, III, ATTORNEY AT LAW, WOODMONT CENTRE, 5TH FLOOR, NASHVILLE, TENNESSEE 37205

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, Larry T. Hedrick and Martina E. C. Hedrick, husband and wife, (the Grantors) have bargained and sold, and by these presents do transfer and convey unto Daniel Bednarzyk, a single person, (the Grantee), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Reelfoot, Section 3, of record in Plat Book 6250, Page 167 and 168, Register's Office for Davidson County, Tennessee.
>
> Subject to any existing restrictions and easements of record.
>
> BEING the same property conveyed to Larry T. Hedrick etux, Martina E. C. Hedrick by Warranty Deed of record in Book 7202, Page 362, and re-recorded in Book 7215, Page 831, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 3069 Reelfoot Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of May, 1989.

Larry T. Hedrick

Larry T. Hedrick

Martina E. C. Hedrick

Martina E. C. Hedrick

{STATE OF TENNESSEE }
{COUNTY OF Shelby }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry T. Hedrick and Martina E. C. Hedrick, husband and wife, the bargainors, 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 Memphis, Tennessee, this 3rd day of May, 1989.

Notary Public

My Commission expires: November 21, 1992

5586 05/12 0101 03CHECK 252.68

{STATE OF TENNESSEE }
{COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 74624.51.

Affiant

Subscribed and sworn to before me this 3rd day of May, 1989.

Notary Public

My Commission expires November 21, 1992

32541

May 12 10 53 AM '89

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7839 PAGE 991

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 74624.51
CON TX 246.18
PRFEE 0.50
MDEED 6.00
TOTAL 252.68
CHECK 252.68

05/12/89 01 10:54 0001 5586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32521

MAY 12 10 53 AM '89

No. 209020