BOOK 7847 PAGE

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,284.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES: March 11, 1991

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Jr., Atty. 2815 Lebanon Rd, Ste. 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
James Michael Stevens (NAME)	New York Guardian Mortgage Corp. (NAME)	136-10-B-24
3508 Seneca Forest Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 840 (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Hempstead, NY 11551 (CITY) (STATE) (ZIP)	

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 Joseph A. DePasquale, A Single Man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Michael Stevens

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:

a certain condominium apartment located in Davidson County, Tennessee, being Lot 46, Unit 46A on the plan of Section Four, Priest Lake Forest of record in Book 5200, pages 573 & 574, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph A. DePasquale by deed from Cary Enterprises of record in Book 6369, page 7 and Book 6679, page 768, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, etc. contained in the Master Deed of record in Book 5931, page 645, said Register's Office.

Grantee herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 7228, page 780 and re-recorded in Book 7289, page 444, Register's Office for Davidson County, Tennessee, in the original principal amount of $ 49,350.00. The escrow account is also transferred to Grantee at no additional cost.

This conveyance is subject to any and all existing easements of record.

Unimproved ( )
This is improved (X) property, known as 3508 Seneca Forest Drive, Nashville, Tennessee
(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 19th day of May, 19 89

Joseph A. DePasquale

Joseph A. DePasquale

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph A. DePasquale

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of May 19 89

Commission expires March 11, 1991

Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at on this the

day of , 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Joseph A. DePasquale

TO

James Michael Stevens

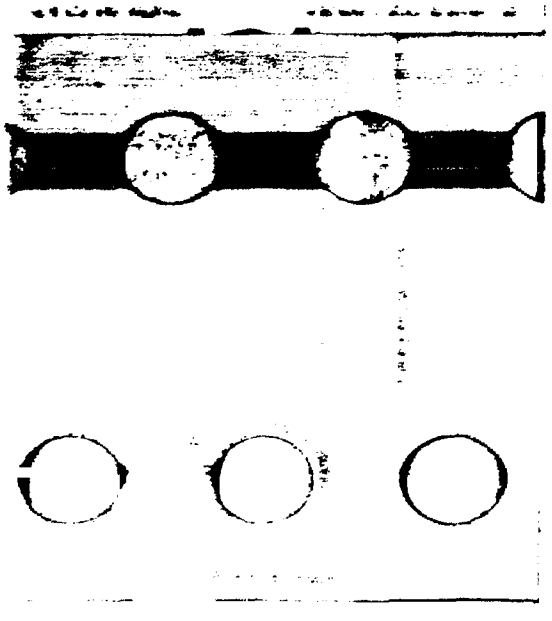
35459

IDENTIFICATION REFERENCE

MAY 24 10 22 AM '89

FILED & WILSON TT REGISTER
DAVIDSON COUNTY TENN

9177 05/24 0101 03CHECK 182.39



OFFICIAL RECEIPT

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

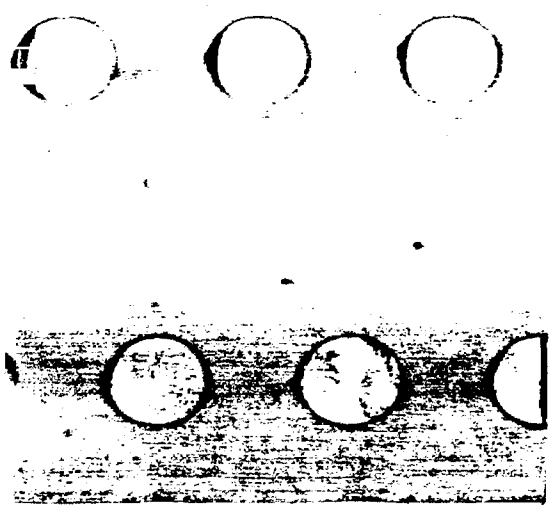
RECEIVED OF _____

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 53284.61
CON TX 175.89
PRFEE 0.50
MTGFEE 6.00
TOTAL 182.39
CHECK 182.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/24/89 01 10:22 0001 9177

35459

IDENTIFICATION

MAY 24 10 22 AM '89

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY

No. 212557