BOOK 7870 PAGE 278

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,067.24

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF June, 19 89

_____
Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Thomas W. Flood (NAME)	The New York Guardian Mortgagee Corp. (NAME)	136-10-0 B
2851 Lake Forest Drive (STREET ADDRESS OR ROUTE NUMBER)	C.S. P.O. Box 840 (STREET ADDRESS)	4.00 C/O
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Hempstead, NY 11551 (CITY) (STATE) (ZIP)	02D-61235

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, Robert F. Wolverton and wife, Sharon J. Wolverton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Flood and wife, Hazel R. Flood and Thomas M. Flood

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:

Land in Davidson County, Tennessee, being Unit No. 16-A, Condominium Site Plan, Lots 15-20, 41-56, Section 4, Priest Lake Forest of record in Plat Book 5200, Page 574, amending Plat Book 5200, Page 578, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert F. Wolverton et ux by deed from Richard A. Krohne et al, of record in Book 7752, Page 400, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to The New York Guardian Mortgagee Corp. of record in Book 7241, Page 267, said Register's Office with a present unpaid balance of approximately $58,067.24, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This instrument is executed on behalf of Sharon J. Wolverton by Robert F. Wolverton as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7870, Page 277, in the Register's Office for Davidson County, Tennessee.

This is (unimproved) (X improved) property, known as 2851 Lake Forest Drive, Nashville, TN 37217
(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 our hand s this 16th day of June, 19 89

Robert F. Wolverton

Sharon J. Wolverton
By: Robert F. Wolverton, Attorney-in-fact

Robert F. Wolverton, Attorney-in-fact

STATE OF TENNESSEE
Davidson County

BOOK 7870 PAGE 279

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Wolverton

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 Antioch, Tennessee, this 16th day of June, 19 89.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

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

Notary Public

Commission Expires

WARRANTY DEED

FROM

TO

7211 06/21 01D1 03CHECK 20483

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 1989 before me personally appeared Robert F. Wolverton, the person who executed the foregoing instrument on behalf of Sharon J. Wolverton and acknowledged that he executed the same as the free act and deed of the said Sharon J. Wolverton, through Power of Attorney granted him by the said Sharon J. Wolverton.

Commission expires: 10-9-91

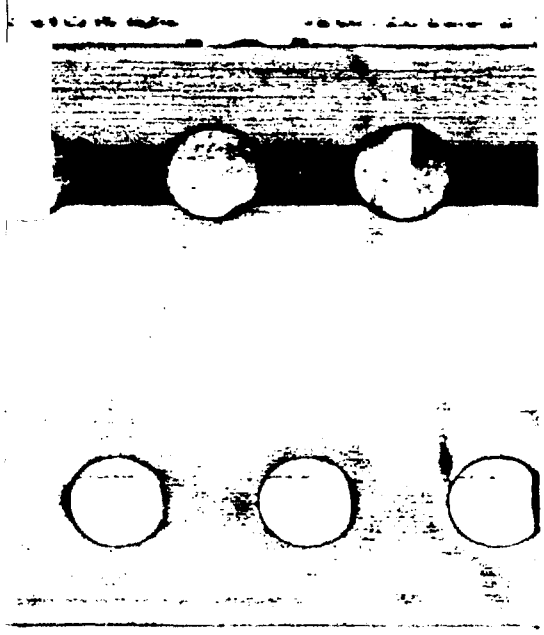
Notary Public

42985

IDENTIFICATION

JUN 21 1 32 PM '89

FELIX Z. WILSON TRUSTEE
DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7870 PAGE 280

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 60067.24
				CON TX 198.33
				PRFEE 0.50
				WDEED 6.00
				TOTAL 204.83
				CHECK 204.83

06/21/89 01 13:33 0001 7211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42985

IDENTIFICATION REFERENCE

JUN 21 1 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 221515