BOOK 7872 PAGE 500

FILE IN BOX #4
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,377.35

Norris K. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1989

Katherine Woodcock
Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Peter Weiss, Attorney, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Norris K. Johnson (NAME)	New York Guardian Mortgage Corp. (NAME)	Map 162-13
916 Ilawood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 840 (STREET ADDRESS)	Parcel 226
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Hempstead, NY 11551 (CITY) (STATE) (ZIP)	FB# 5DU-72168

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, Terry P. Sandlin and wife, Melinda M. Sandlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norris K. Johnson and wife, Virginia A. Johnson, as tenants by the entirety

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 Lot No. 68, on the Plan of Dreamland Estates Southeast, Section 2, of record in Book 5200, Page 648, Register's Office for said County, to which Plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Terry P. Sandlin and wife, Melinda M. Sandlin, by Deed from Roussel Construction Co., Inc., of record in Book 7135, Page 780, and by Deed from Terry P. Sandlin, of record in Book 7684, Page 644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6426, Page 636, amended in Book 6437, Page 304, corrected in Book 6467, Page 165, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Terry P. Sandlin, unmarried, to CityFed Mortgage Company in the original principal amount of $77,694.00, of record in Book 7135, Page 783, Register's Office for Davidson County, Tennessee.
Assigned to City Federal Savings Bank, by instrument of record in Book 7135, Page 789, Register's Office for Davidson County, Tennessee. Assigned to New York Guardian Mortgage Corporation by instrument not of record.

THIS instrument is being executed in behalf of Terry P. Sandlin pursuant to a Power of Attorney executed by him on the 22nd day of June, 1989, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (XX) property, known as 916 ILAWOOD DRIVE, NASHVILLE, TENNESSEE 37211
(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 hands this 22nd day of June, 1989

Terry P. Sandlin by Melinda M. Sandlin — Melinda M. Sandlin

TERRY P. SANDLIN BY: MELINDA M. SANDLIN, His Attorney-In-Fact — MELINDA M. SANDLIN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MELINDA M. SANDLIN,

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 1989.

Katherine Goodson
Notary Public

Commission Expires 11/10/91

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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_____

JUN 28 12 21 PM '89

48774

WARRANTY DEED

FROM Terry P. Sandlin and wife, Melinda M. Sandlin

TO Norris K. Johnson and wife, Virginia A. Johnson

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

818 06/23 0101 03CHECK 291.62

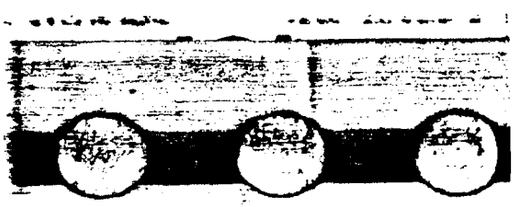
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 22nd day of June, 1989, before me personally appeared MELINDA M. SANDLIN, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of TERRY P. SANDLIN, and acknowledged that she executed the same as the free act and deed of the said TERRY P. SANDLIN.

My Commission Expires: 11/10/91

Katherine Goodson
Notary Public

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

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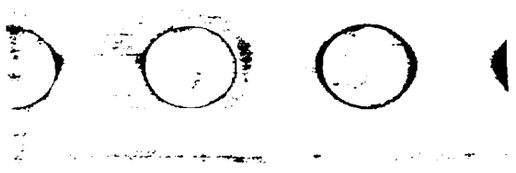
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

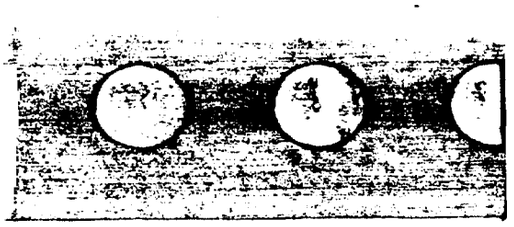
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 86377.35
				CON TX 285.12
				PRFEE 0.50
				WDEED 6.00
				TOTAL 291.62
				CHECK 291.62
			06/23/89 01	12:22 0001 8185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK







4374

IDENTIFICATION REFERENCE

JUN 23 12 21 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 222479