BOOK 7874 PAGE 984

JUN 27 3 01 PM '89

44561

THIS INSTRUMENT PREPARED BY:
Williams & Smith
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Andrew Franklin McCall and wife, Teresa Jane McCall 2516 Ashwood Avenue Nashville, TN 37212	New York Guardian P.O. Box 840 Hampstead, New York 11551	Map # 104-15 Parcel # 42

9196 06/27 0101 03CHECK 270-17

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, KENNETH W. DEGRAFF and wife, NANCY DEGRAFF, do hereby transfer and convey unto ANDREW FRANKLIN MCCALL and wife, TERESA JANE MCCALL, a certain tract or parcel of real property located in Davidson County, Tennessee, described as follows:

BEING the westerly one half of Lot No. 71 on the Plan of Sunset Park, of record in Plat Book 332, Page 123, Register's Office for Davidson County, Tennessee.

SAID west half of Lot No. 71 fronts 50 feet on the northerly side of West Ashwood Avenue and runs back between parallel lines 160.5 feet to the south line of Lot No. 90.

BEING the same property conveyed to Kenneth W. DeGraff by deed from H. Lynn Greer, Trustee, of record in Book 6613, Page 652, Register's Office for Davidson County, Tennessee.

This is improved real property known as 2516 Ashwood Avenue, Nashville, Tennessee, 37212.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ANDREW FRANKLIN MCCALL and wife, TERESA JANE MCCALL, their heirs, successors and assigns forever.

The undersigned covenants with the said ANDREW FRANKLIN MCCALL and wife, TERESA JANE MCCALL that they are lawfully seized and possessed of said real property in fee simple; have the good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1989 which are prorated and assumed by the Grantees.

2. Matters set forth on the Plan of Sunset Park, as of record in Plat Book 332, Page 123, said Register's Office.

Except as stated above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said ANDREW FRANKLIN MCCALL and wife, TERESA JANE MCCALL their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this 23rd day of June, 1989.

KENNETH W. DEGRAFF

NANCY DEGRAFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Barnard, a Notary Public in and for said State and County, the within named KENNETH W. DEGRAFF and wife, NANCY DEGRAFF, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whc acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 1989.

NOTARY PUBLIC

My Commission Expires: 3/11/90

AFFIDAVIT OF VALUE

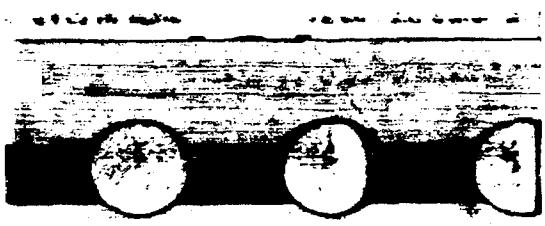
The actual consideration or value for this transfer, whichever is greater, is $79,900.00.

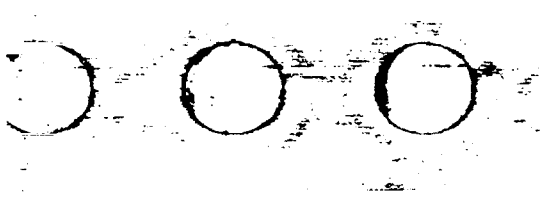
ANDREW FRANKLIN MCCALL

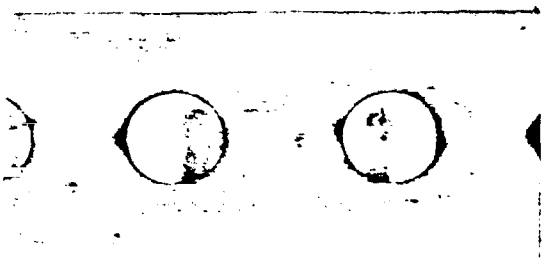
Sworn to and subscribed before me this 23rd day of June, 1989.

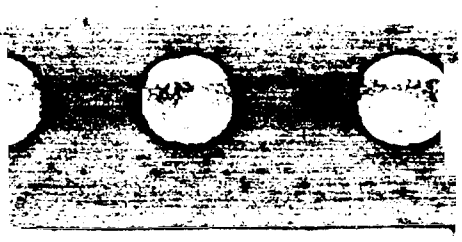
NOTARY PUBLIC

My Commission Expires: 3/11/90









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7874 PAGE 986

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 79900.00
				CON TX 263.67
				PRFEE 0.50
				WDEED 6.00
				TOTAL 270.17
				CHECK 270.17

06/27/89 01 15:03 0001 9196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44591

IDENTIFICATION REFERENCE

JUN 27 3 01 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 223482