BOOK 7883 PAGE 685

This instrument prepared from information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,045.30

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June, 1989

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME AND ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP/PARCEL NUMBERS
Gaius & Barbara Mai Clem (NAME)	New York Guardian Mortgage Corp. (NAME)	Map 150-3
207 Calypso Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 840 (STREET ADDRESS)	Par. 2.00
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Hempstead, NY 11551 (CITY) (STATE) (ZIP)	2D-74856

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, Steven Douglas Hutchinson and wife, Wendy W. Hutchinson as to their undivided interest under the terms of the equity agreement with Judith A. Butler HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gaius Clem and wife, Barbara Mai Clem and Judith A. Butler

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:

BEING Lot No. 72, Section 2, Harbor Landing, of record in Book 6258, page 352, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Steven Douglas Hutchinson and wife, Wendy W. Hutchinson and Judith A. Butler by deed from Fred D. Bomia and wife, Ann J. Bomia of record in Book 7344, page 45, Register's Office for Davidson County, Tennessee. This instrument being re-recorded simultaneously herewith to correct Grantees to show Judith A. Butler retaining her undivided interest under the equity agreement.

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by New York Guardian Mortgagee Corporation of record in Book 7194, page 645, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

4751.8

Jul 7 12 20 PM '89

3092 07/07 0101 03CHECK 287.50

unimproved ( )
This is improved(XX) property, known as 207 Calypso Court Antioch, TN 37013
(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 unincumbered 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 30th day of June, 19 89

Steven Douglas Hutchinson

Wendy W. Hutchinson

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STATE OF TENNESSEE)
Davidson COUNTY)

Personally appeared before me, Steven Douglas Hutchinson and Wendy W. Hutchinson
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that the Y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 30th day of June 19 89.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE)
COUNTY)

Personally appeared before me, _____
(Name of officer) (Official capacity of officer)

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, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Steven Douglas Hutchinson and wife,
Wendy W. Hutchinson

TO
Gaius Clem and wife, Barbara Mai Clem
and Judith A. Butler

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

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 85045.30
				CON TX 280.50
				PRFEE 1.00
				MIEED 6.00
				TOTAL 287.50
				CHECK 287.50
			07/07/89 01	12:23 0001 3092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4751.8

IDENTIFICATION

Jul 7 12 24 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 226803