BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Donna J. Pace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 19 90

Notary Public

MY COMMISSION EXPIRES: May 26, 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LARRY L. WESTBROOK, ATTORNEY P. O. BOX 150349 NASHVILLE, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donna J. Pace (NAME)	First Federal Savings Bank (NAME)	Map 42
521 Amquiwood Court (STREET ADDRESS OR ROUTE NUMBER)	101 West Lincoln Street (STREET ADDRESS)	8
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Tullahoma, TN 37388 (CITY) (STATE) (ZIP)	Parcel 60

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, New York Guardian Mortgagee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna J. Pace, unmarried

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. 16A of the Zone Lot Division of Lots No. 1 thru 10, 15 thru 24 and 51 thru 60 Heritage Place, as of record in Plat Book 6250, page 632, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to New York Guardian Mortgagee Corporation by Substitute Trustee's Deed from James M. Fischer, Jr., Frances Minnis and Valerie Smith of record in Book 8160, page 573, Register's Office for Davidson County, Tennessee.

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

46486

IDENTIFICATION REFERENCE

AUG 2 2 41 PM '90

FELIX Z. WILSON CLERK AND REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 521 Amquiwood Court, Madison, Tennessee 37115
(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 our hand s this 13 day of July, 19 90

~~The New York Guardian Mortgagee Corporation~~

By: The New York Guardian Mortgagee Corporation
Michael H. Soroka as Receiver
By Bowest Corporation as Attorney-in-Fact

By: M. R. Fehrenbacher
M. R. Fehrenbacher Vice President

By: Caryn S. Thatcher
Caryn S. Thatcher Assistant Secretary

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____
Notary Public

STATE OF CALIFORNIA
COUNTY OF_____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael H. Soroka as Receiver and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____
(they)
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

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

BOX 15

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On this Thirteenth day of July, 1990, before me, the undersigned Notary Public, personally appeared M. R. Fehrenbacher and Caryn S. Thatcher, each personally known to me (or proved to me on the basis of satisfactory evidence) to be the Vice President and Assistant Secretary of Bowest Corporation and known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of said Bowest Corporation, the corporation that executed and whose name is subscribed to the within instrument as the attorney-in-fact of The New York Guardian Mortgagee Corporation, by Michael H. Soroka As Receiver, and acknowledged to me that they subscribed the name of the The New York Guardian Mortgagee Corporation, by Michael H. Soroka As Receiver, thereto as principal and the name of Bowest Corporation as attorney-in-fact for The New York Guardian Mortgagee Corporation, by Michael H. Soroka As Receiver, and that said Bowest Corporation executed the same as such attorney-in-fact.

WITNESS my hand and official seal.

OFFICIAL SEAL
KAREN JOHNSON
Notary Public–California
ORANGE COUNTY
My Comm. Exp. Feb. 3, 1992

Karen Johnson
Notary Public
State of California
Principal Office ~~San Diego~~ County
ORANGE

6477 08/02 0101 03CHECK 142.00

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 40000.00
				CON TX 132.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 142.00
				CHECK 142.00
			08/02/90 01	14:43 0001 6477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

464886

AUG 2 2 41 PM '90

No. 342948