SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Johnny Burroughs
Affiant

THIS INSTRUMENT PREPARED BY:
TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG
ONE ELEVEN UNION STREET
NASHVILLE, TN 37201

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF February, 1992.

Jill B. Fall
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-21-92

ADDRESS NEW OWNER	SEND TAX BILLS	MAP-PARCEL
Johnny Burroughs	112 Long Valley Rd	81-12-15
1701 10th Avenue North	Brentwood, TN 37027	2W-14215
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THE NEW YORK GUARDIAN MORTGAGEE CORPORATION BY MICHAEL H. SOROKA AS RECEIVER BY BOWEST CORPORATION AS ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNNY BURROUGHS AND WIFE, LINDA BURROUGHS, 1/2 UNDIVIDED INTEREST AND ABC REALTY, INC., 1/2 UNDIVIDED INTEREST** HEREINAFTER CALLED THE GRANTEES, HIS 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. 283, in D. T. Book McGavock's and others subdivision as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to The New York Guardian Mortgagee Corporation by Quitclaim Deed from Bowest Corporation of record in Book 8557, Page 788, Register's Office for Davidson County, Tennessee.

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

This is IMPROVED PROPERTY known as **1701 10th Avenue North** in **Nashville Tennessee.**

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 as Grantors do covenant with the said GRANTEES that we are

lawfully seized and possessed of said land and that we have a good right to convey it. We as Grantors do further covenant and bind ourselves, our heirs and representatives unto said Grantees, their heirs and assigns to specially warrant and defend the title to the said land against the lawful claims of all persons claiming the same by through or under us as Grantors, but not further or otherwise.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11th day of **February**, 1992.

THE NEW YORK GUARDIAN MORTGAGEE CORPORATION BY MICHAEL H. SOROKA AS RECEIVER BY BOWEST CORPORATION AS ATTORNEY IN FACT

By: Karen S. Shields
KAREN S. SHIELDS, VICE-PRESIDENT

By: Caryn S. Schreiber
Caryn S. Schreiber, Assistant Secretary

8477.1

IDENTIFICATION REFERENCE

FEB 18 10 31 AM '92

DAVIDSON COUNTY, TN

BOOK 8551 PAGE 793

STATE OF CALIFORNIA)
) SS.
COUNTY OF SAN DIEGO)

On this 11th day of February, 1992, before me, the undersigned Notary Public, personally appeared Karen S. Shields and Caryn S. Schreiber, 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.

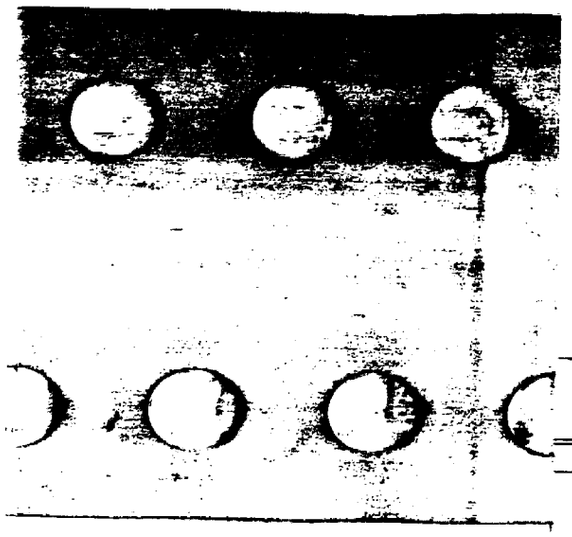
WITNESS my hand and official seal.

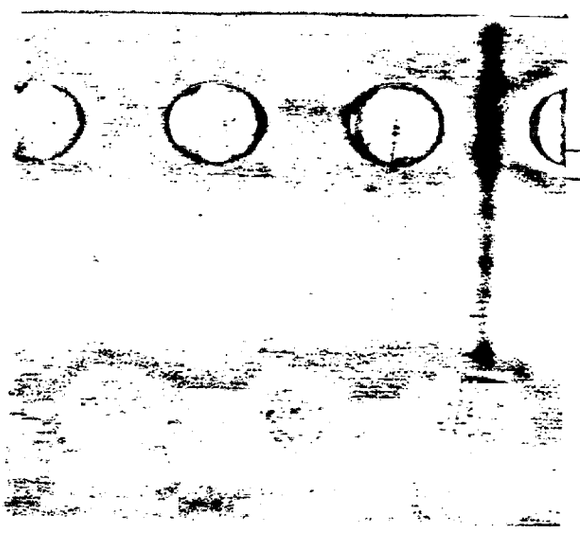
Elizabeth L. Drew

OFFICIAL SEAL
Elizabeth L. Drew
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires July 11, 1995

Notary Public
State of California
Principal Office San Diego County

1863 02/18 0101 03CHECK 28.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8551 PAGE 794

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	9.00
TOTAL	28.50
CHECK	28.50

02/18/92 01 10:31 0001 1863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.4 7 7.1

IDENTIFICATION REFERENCE

FEB 18 10 31 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 502430