This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5320 PAGE 64

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bonnie T. Garner	Fidelity Federal Sav. & Loan Assoc.	Map 154
(NAME)	(NAME)	
Rt 5 Poplar Creek Rd.	401 Union Street	Parcel 40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Bonnie T. Garner and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Bonnie T. Garner has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $50,000.00 secured by deed of trust of record in Book 5094, page 537, Register's Office of Davidson County, Tennessee,

We, David A. Loggins and wife, Patricia T. Loggins

have this day bargained and sold, and do hereby transfer and convey unto the said Bonnie T. Garner,

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 and part of Lot No. 2 on an unrecorded survey of the George Umstead Property by J. R. Underwood, Surveyor, dated October 6, 1973 as follows:

Beginning at a point in the northerly margin of Poplar Creek Road, said point being the southwest corner of the herein described land; thence running North 5° 20' East 265 feet to a point; thence North 47° 22' East 660 feet to a point; thence North 53° 40' East 193.2 feet to a point; thence South 16° 17' West 890.5 feet to a point in the northerly margin of Poplar Creek Road; thence running with said road in a westerly direction 435.5 feet to the point of beginning.

Being the same property conveyed to David A. Loggins and wife, Patricia T. Loggins by deed from George W. Umstead and wife, Lottie Umstead, of record in Book 5094, page 535, Register's Office for Davidson County, Tennessee.
Included in the above description but excluded therefrom is the following: Beginning at the southeast corner of the above-described tract; thence North 16°17' East 890.5 feet thence South 53°40' West 193.2 feet; thence South 47°22' West 110 feet; thence South 14° West 631 feet to a point in the northerly margin of Poplar Creek Road; thence with said road easterly 148.5 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,900.00

Subscribed and sworn to before me, this the 1st day of August 19 78

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is (unimproved ( ) / improved (X)) property, known as Rt. 5 Poplar Creek Road (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Bonnie T. Garner,
her *(successors),*
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which are prorated and assumed by the purchasers.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bonnie T. Garner,
her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 1st *day of* August, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David A. Loggins

Patricia T. Loggins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* David A. Loggins and wife, Patricia T. Loggins

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 1st *day of* August, *19*78.

Mary Ensley, *Notary Public*

Commission expires 4/21/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM

David A. Loggins et ux

TO

Bonnie T. Garner

E 80559

IDENTIF. REFERENCE

AUG 4 9 27 AM '78

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

AUG-4 78	CONV	69,900.00			
AUG-4 78	S'TAX		B*	181.74	
AUG-4 78	PR'FEE		B*	.50	
AUG-4 78	W'DEED		B*	4.00	* 186.24