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

WARRANTY DEED

BOOK 5808 PAGE 719

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard M. Garner	Bankers Mortgage Corporation	104-11-318
(NAME) 2405 Barton Avenue	(NAME) P.O.Drawer F-20,265 West Cheves St.	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRESS) Florence South Carolina 29503	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*
cash in hand paid by Richard M. 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 Richard M. Garner has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $19,500.00, secured by deed of trust of record in Book 4280, page 305, Register's Office for Davidson County, Tennessee,

We, Frank S. Curran and wife, Norma M. Curran

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

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County, Tennessee, being the northerly 150 feet of Lot No. 54 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the Plan of which is of record in Book 421, page 7, Register's Office for said County.
Said part of said Lot No. 54 fronts 85 feet on the south side of Barton Avenue and extends back southwardly between parallel lines 150 feet to a line.

Being the same property conveyed to Frank S. Curran and wife, Norma M. Curran by deed from James L. Wilkerson and wife, Marie M. Wilkerson, of record in Book 4280, page 303, Register's Office for said County.

This conveyance is subject to a right-of-way agreement as to driveway of record in Book 681, page 103 and Book 2018, page 134, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 85,000.00

Subscribed and sworn to before me, this the 16th day of October 19 81

My commission expires: 1-18-82 (Affix Seal)

Affiant

Notary Public

REGISTER DAVIDSON CO. TENN.

unimproved ( )
This is improved (X) property, known as 2405 Barton Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 16th *day of* October, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank S. Curran

Norma M. Curran

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ankenbauer *, a Notary Public in and for said County and State,* Frank S. Curran and wife, Norma M. Curran

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 16th *day of* October *, 19* 81

Mary W. Ankenbauer *Notary Public*

Commission expires 1-18-82

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 .....

3751 10/20 227.50- PICK

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

WARRANTY DEED

FROM
Frank S. Curran and wife,
Norma M. Curran

TO

Richard M. Garner

G 64594

IDENTIFICATION REFERENCE

OCT 20 10 35 AM '81

REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 5808 PAGE 721

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
			85000.00- CO	
			221.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	227.50-
3751A	10/20/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 4 5 9 4

IDENTIF. REFERENCE

Oct 20 10 35 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 849028