FORM NO. WD-1

H22717 HSOW

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 5981 PAGE 413

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Douglas G. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 1982

Notary Public

MY COMMISSION EXPIRES: 4-12-86

(AFFIX SEAL)

IDENTIF. REFERENCE

DEC 22 1 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS G. GARNER, et ux (NAME)	BANKERS MORTGAGE CORPORATION (NAME)	MAP 104-16
2227 Belmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer F-20 (STREET ADDRESS)	PARCEL 153
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Florence, South Carolina 29501 (CITY) (STATE) (ZIP)	

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, EDWARD TAMBERINO and wife, MARGARET TAMBERINO,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS G. GARNER and wife, MARY CATHERINE GARNER,

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 the 4th Ward of the City of Nashville, of Davidson County, Tennessee, being Lot No. 157 on the Belmont Land Company's Plan, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County.

SAID Lot No. 157 fronts 95.3 feet on the westerly side of Belmont Boulevard and runs back with the northerly margin of West Linden Avenue, 175 feet to an alley, measuring 69.9 feet, more or less, thereon.

BEING the same property conveyed to Edward Tamberino and wife, Margaret Tamberino by deed from Jerry W. Jones and wife, Janice Jones, of record in Book 5295, page 492, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First American National Bank (Bankers Mortgage Corporation), of record in Book 5295, page 494, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as 2227 Belmont Boulevard, Nashville, Tennessee 37212
(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 our hands this 17th day of December, 1982.

Edward Tamberino
EDWARD TAMBERINO

Margaret Tamberino
MARGARET TAMBERINO

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EDWARD TAMBERINO and wife, MARGARET TAMBERINO,

the bargainors, 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 December, 1982.

Commission expires 4-17-83

Notary Public

STATE OF TENNESSEE
Davidson County

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

EDWARD TAMBERINO, et ux

MARGARET TAMBERINO

TO

DOUGLAS G. GARNER, et ux

MARY CATHERINE GARNER

PLEASE FILE BOX "7"

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

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 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
			66000.00- CO	
			226.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 235.50-	
7000A	12/22/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H22717

IDENTIF. REFERENCE

DEC 22 1 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917219