BOOK 6073 PAGE 713

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Michael A. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF June 1983

A. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: January 18, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Garner, et ux. (NAME)	Central Mortgage Co. c/o Industrial Valley Bank (NAME)	64-9
4228 Wood Avenue (STREET ADDRESS OR ROUTE NUMBER)	148 Garrett Road (STREET ADDRESS)	154
Old Hickory, TN (CITY) (STATE) (P. O. ZIP)	Upper Darby, PA 19082 (CITY) (STATE) (ZIP)	4D-29040

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~~ I, CHARLIE BOAZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. GARNER AND WIFE, CHERYL L. 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 Davidson County, Tennessee, being Lot No. 50 on the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, Block 4, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 50 feet on the easterly side of Wood Avenue and extends back 225 feet on the south side and 210 feet on the north side to an alley, on which it measures 52 1/4 feet, more or less.

Being the same property conveyed to Charlie Boaz by deed from Mary Alice Garner Boaz of record in Book 6073, page 350 , Register's Office of Davidson County, Tennessee.

RECD
H 5 3 4 3 7
IDENTIF. REFERENCE
JUN 13 8 39 AM '83
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

CHECK
06/13 123.50
4262

This is unimproved ( ) improved (XX) property, known as 4228 Wood Avenue, Old Hickory, Tennessee
(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 hand this 9th day of June, 19 83

CHARLIE BOAZ: Charlie Boaz

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 Charlie Boaz

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 19 83.

Commission expires January 18, 1987

M. Eddie Montgomery
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

CHARLIE BOAZ

TO

MICHAEL A. GARNER, ET UX.

PREPARED BY:

BUCK, BAKER, BAKER & BRAMLETT
618 US Bank Building
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

OFFICIAL RECEIPT

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

RECEIVED OF

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FOR

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

45000.00- CO
117.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
4282A06/13/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 3 4 3 7

IDENTIF. REFERENCE

JUN 13 8 39 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 955573