FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,291.44

Billy D. Garrett Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 84.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-85
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Billy D. Garrett, Sr., etux (NAME)	Shearson-American Express Mtg. Corp. (NAME)	Map 21
5100 Rawlings Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1201 (STREET ADDRESS)	Parcel 83
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	San Bernadino, CA 92492 (CITY) (STATE) (ZIP)	14D39830

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, George D. Riddle and wife, Annette W. Riddle,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy D. Garrett, Sr., and wife, Peggy S. Garrett,

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. 1 on the plan of Section One, George Riddle Subdivision, of record in Book 5210, page 373, Register's Office for said County.

Being part of the same property conveyed to George D. Riddle and wife, Annette W. Riddle, by deed from Frank Grace, Jr., Trustee, of record in Book 5559, page 715, said Register's Office.

This conveyance is made subject to (a) property taxes for 1984, provision for Grantors' portion thereof having been provided for the escrow account to which reference is hereinafter made and (b) the matters shown on said plan.

As part of the consideration for this conveyance Grantees hereby assusme and agree to pay the remainder of the indebtedness evidenced by the note to which reference is made in the deed of trust encumbering said property and recorded in Book 5530 at page 993 in said Register's Office, (Shearson-American Express Mortgage Corporation Loan No. 1485741) according to the tenor thereof, and Grantors hereby assign to Grantee the escrow account in connection therewith.

CHECK ONE: This is unimproved ( ) improved (X) property, known as 5100 Rawlings Road, Joelton, Tennessee 37080
(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 hand s this 27th day of February, 19 84

George D. Riddle

Annette W. Riddle

03/06 212.68-

7652

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named George D. Riddle and wife, Annette W. Riddle,

the 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 27th day of February 19 84

Commission expires 11-1-87

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
George D. Riddle and wife
Annette W. Riddle

TO
Billy D. Garrett, Sr., and wife,
Peggy S. Garrett

Mail to:
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

IDENTIFICATION REFERENCE

FILED FOR RECORD
DAVIDSON COUNTY, TN
MAR 6 8 47 AM 1984

I 0 6 7 8 9

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

79291.44- CAMT.
206.19 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 212.69-
7652A03/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 6 7 8 3

IDENTIF. REFERENCE

MAR 6 8 47 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 17719