THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

File 8

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Frank M. Garrison 2517 Lebanon Road Nashville, TN 37214	Fidelity Federal Savings and Loan Association 401 Union Street Nashville, Tennessee 37215	116-3-A 65 7DA-70064

WARRANTY DEED

BOOK 6365 PAGE 793

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elizabeth T. Scheffer, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frank M. Garrison, unmarried,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 73E on the plan of Royal Oaks Tower, a Horizontal Property Regime, of record in Book 4460, page 189, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Elizabeth T. Scheffer by deed from Lalah A. Gee, unmarried, of record in Book 5475, page 601, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4710, page 901, and amended in Book 4798, page 813, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Fidelity Federal Savings & Loan Association of Nashville, of record in Book 5475, page 604, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (~~NR~~)improved property, known as 4505 Harding Road, Unit 74, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of August, 1984.

Elizabeth T. Scheffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 1984, before me personally appeared Elizabeth T. Scheffer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 11-17-84

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

BOOK 6365 PAGE 794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 56,000.00.

Frank M. Garrison
Affiant

Subscribed and sworn to before me, this the 22nd day of August, 1984.

My Commission Expires: 11-17-84

Notary Public

STATE OF TENNESSEE

I 4 9 4 1

IDENTIFICATION REFERENCE

FELIX P. RUSSELL JR. REGISTER
DAVIDSON COUNTY, TN
Aug 23 10 29 AM '84

4465 08/23 152.10- CHECK

WARRANTY DEED

from:

ELIZABETH T. SCHEFFER

to:

FRANK M. GARRISON

dp

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6365 PAGE 795

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

56000.00- CAMT.
145.60 CSTAX
.50 PRFEE
6.00 WMEED
CHECK 152.10-
4465A08/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 9 4 1

IDENTIF. REFERENCE

AUG 23 10 29 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0063173