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

ADDRESS NEW OWNER:
Richard W. Garman, Jr.
1221 Cliftee Drive
Brentwood, TN. 37027

SEND TAX BILLS TO:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
FH 25515 and FH 25510
MAP 159-2
PARCELS 29 and 30

WARRANTY DEED

BOOK 6657 PAGE 737

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, R. Murray Hatcher and wife, Martha S. Hatcher hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard W. Garman, Jr. and wife, Patricia P. Garman 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:

LAND in Davidson County, Tennessee, being Lots Nos. 17 and 18 on the plan of Taggartwood, of record in Book 4175, page 60, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at a point in the southerly margin of Cliftee Drive at the common front corner of Lots 16 and 17 of said Subdivision; thence leaving the southerly margin of said Drive with the common line of said Lots 16 and 17 S 19 degrees 28 minutes 46 seconds E 363.58 feet to a point in the northwesterly line of Lot 19 of said Subdivision; thence with said northwesterly line, N 62 degrees 52 minutes 03 seconds E 59.07 feet to the common rear corner of Lots 17 and 18; thence continuing with the common line between said Lots 18 and 19, S 70 degrees 21 minutes 48 seconds E 255.00 feet to the common front corner of said Lots 18 and 19 in the westerly margin of Cliftee Drive; thence with the westerly and southerly margin of said Cliftee Drive the following calls: northwardly 363.45 feet to a concrete monument, northwardly 56.69 feet to a concrete monument, northwestwardly 154.32 feet to the common front corner of said Lots 17 and 18, westwardly 126.27 feet to a concrete monument, westwardly 53.93 feet to a concrete monument and westwardly 99.46 feet to the point of beginning.

BEING the same property conveyed to R. Murray Hatcher and wife, Martha S. Hatcher by deed from George H. Lane and wife, Jacklyn V. Lane, of record in Book 4604, page 867, Register's Office for Davidson County, Tennessee. The property herein conveyed is subject to restrictive covenants of record in Book 4173, page 193 and made applicable to Taggartwood Subdivision by instrument of record in Book 4352, page 72, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 1221 Cliftee Drive, Brentwood, TN. 37027.

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 13th day of September, 1985.

Martha S. Hatcher

R. Murray Hatcher

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of September, 1985, before me personally appeared R. Murray Hatcher and wife, Martha S. Hatcher, 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 he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6657 PAGE 738

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of September, 1985.

My Commission Expires: 10-24-88 _____
Notary Public

WARRANTY DEED

from:
R. Murray Hatcher and wife, Martha S. Hatcher

to:
Richard W. Garman, Jr. and wife, Patricia P. Garman

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

TN 23931

FELIX Z. WILKINSON II REGISTER
DAVIDSON COUNTY, TN.
Sep 16 3 31 PM '85

IDENTIFICATION REFERENCE

6 9 1 5

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

175000.CO- CAMT.
455.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 461.50-
7473A09/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36915

IDENTIFICATION REFERENCE

SEP 16 3 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173195