This instrument prepared by:
Paul S. Parker
Dodson, Harris, Robinson & Aden
900 Nashville City Bank Bldg., Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP PARCEL NUMBERS
Charlotte L. Garrison	Metropolitan Federal Savings & Loan	MAP 117-13
304 Rural Hill Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 31
Nashville, TN 37217 (CITY) (P. O ZONE) (STATE)	Nashville, TN (CITY) (ZONE) (STATE)	BOOK 6776 PAGE 653

FOR AND IN CONSIDERATION of the sum of FORTY-TWO THOUSAND SIX HUNDRED SIXTY AND 00/100 ($42,660.00) ---------- *Dollars,*
of which $ 7,234.67 is cash in hand paid by Charlotte L. Garrison, (Grantee); the assumption by Grantee of a Deed of Trust Note in the amount of $ 15,425.33 held by Metropolitan Federal Savings and Loan; and a Second Deed of Trust Note in the amount of $ 20,000.00 in favor of Michael R. Garrison wherein Grantee is the Maker

Michael R. Garrison has does *this day bargained and sold, and do/hereby transfer and convey unto the said* Charlotte L. Garrison, her

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 339 on the Map of Miro Meadows, Second Addition, as of record in Book 1424, Page 112, Register's Office, to which plan reference is hereby made.

BEING the same property conveyed to MICHAEL R. GARRISON, unmarried, by DEED from ELWYN L. BEMBRY AND WIFE, ADA K. BREMBRY, of record in Book 5124, Page 576, and re-recorded in Book 5124, Page 576, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for:

1. Metro taxes for 1985, a lien but not yet delinquent.

2. The Plan of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 40-ft. setback line from Kipling Drive and a 10-ft. easement for public utility purposes along the rear line of lot.

3. A portion of a 20-ft. easement for sanitary sewers and/or storm drainage located at the rear of the property, as conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3703, Page 192, Register's Office for Davidson County, Tennessee.

4. Deed of trust executed by MICHAEL R. GARRISON, unmarried, dated March 14, 1977, in Book 5124, Page 578, Register's Office for Davidson County, Tennessee. (See instrument for Complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,660.00

Subscribed and sworn to before me, this the 24 day of May, 19 85

My commission expires: COMMISSION EXPIRES OCT. 10, 1988 (Affix Seal)

Affiant: x Michael Garrison

Notary Public: Mary N. Boy

This is ( ) improved (X) unimproved property, known as 883 Kipling Drive, Nashville, Tennessee 37214 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charlotte L. Garrison, her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charlotte L. Garrison, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* ~~xxx~~ effective the 1st *day of* May, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Michael Garrison

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary N Berry, a Notary Public in and for said County and State, MICHAEL R. GARRISON

the within named 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 26 day of Dec, 19 85

Mary N Berry
Notary Public

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

TO

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

90 FEB 14 AM 11 45

IDENTIFICATION REFERENCE

7391 4

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

RECEIVED OF _____

FOR _____ BOOK 5776 PAGE 655

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

42600.00- CONT
[illegible] CSTEA
.50 RPRF
6.00 WDELI
CHECK 117.50-
20096A02/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73914

IDENTIFICATION REFERENCE

FEB 4 11 45 AM '86

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 216620