BOOK 6846 PAGE 489

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $300,000.00

Roger K Garner
Affiant

SWORN to and subscribed before me on this the 2nd day of May, 1986.

B Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

~~My Commission Expires:~~ _____

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
c/o Roger Garner	Same	41-4
512 Barbara Dr.		79
Madison Tenn 37115		

Mail

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **MARY GARNER KING**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **LONNIE D. GARNER, ROGER K. GARNER, TIMOTHY J. KING and PATRICIA K. FRENSLEY**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of K. J. Morris Lands, of record in Book 57, Page 49, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Dickerson Pike at the Northeast corner of the property conveyed to Combs by Deed of record in Book 1403, Page 273, said Register's Office; thence along Combs' North line North 73 deg. West 265 feet to a point, Comb's Northwest corner and the Northeast corner of the property conveyed to Fuller by Deed of record in Book 1515, Page 566, said Register's Office; thence North 16 deg. 25 min. East 200 feet to a point which is 180 feet South of the Dale property line; thence Easterly 275 feet more or less, to the westerly margin of Dickerson Pike; thence with the margin of the same, South 20 deg. West 200 feet to the beginning.

BEING the same property conveyed to MARY GARNER KING by Deed from ETTA ESTELLE BESS of record in Book 4178, Page 869, Register's Office for Davidson County, TN.

This is improved property known as 3976 Dickerson Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 24th day of May, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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Mary Garner King
MARY GARNER KING

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, MARY GARNER KING, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 24th day of May, 1986.

J. K. Smith
NOTARY PUBLIC

My Commission Expires: Jan. 25, 1988

NOTARY PUBLIC AT LARGE

97249

IDENTIFICATION REFERENCE

MAY 2 | 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6846 PAGE 491

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

300000.00- CAMT.
780.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 789.50-
9823M06/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97249

IDENTIFICATION REFERENCE

MAY 2 | 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243752