file box 8/jcb

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Donald D. Gant, et al	Fleet Real Estate Funding Corp.	MAP 147-02
401 Coventry Drive	P.O. Drawer F-20	PARCEL 145
Nashville, TN 37211	Florence, SC 29501	6DU-27120

BOOK 6854 PAGE 383

WARRANTY DEED

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, Martin D. Steele and wife, Julia H. Steele hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Donald D. Gant and wife, Bari H. Gant 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 Lot No. 25 on the plan of Elysian Park, of record in Book 2331, page 32, Register's Office for said County.

SAID Lot No. 25 fronts 133.0 feet on the southerly margin of Coventry Drive and extends back 284.6 feet on the easterly line and 285.6 feet on the westerly line to a dead line in the rear, measuring 138.0 feet thereon.

BEING the same property conveyed to Martin D. Steele and wife, Julia H. Steele by deed from Donna L. Finney, unmarried, and Patricia A. Harbaugh, unmarried, as joint tenants with the right of survivorship, of record in Book 5847, page 450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Martin D. Steele and Julia H. Steele by Nancy Fennell as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 401 Coventry Drive, Nashville, TN 37211.

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 9th day of May, 19 86.

Martin D. Steele
BY: Nancy Fennell, Attorney in Fact

Julia H. Steele
BY: Nancy Fennell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

_____
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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 69,500.00 .

Donald D. Gant
Affiant

Subscribed and sworn to before me, this the 9th day of May, 19 86.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Fennell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Martin D. Steele and Julia H. Steele as their Attorney in Fact as the free act and deed of the within named Martin D. Steele and Julia H. Steele.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of May, 1986.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: 11-1-87

WARRANTY DEED

from:

MARTIN D. STEELE, ET UX

to:

DONALD D GANT, ET UX

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

TN-24884

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Nancy Jennell
Affiant

Sworn to and subscribed before me this 9th day of May, 19 86.

Notary Public

My Commission Expires: 11-1-87

CHRISTY [illegible] NOTARY PUBLIC AT LARGE STATE OF TN

IDENTIFICATION REFERENCE

00169

MAY 13 11 51 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

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

69500.00- CAMT.
180.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 190.20-
3313A05/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00165

IDENTIFICATION REFERENCE

MAY 13 11 51 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247157