FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,194.85

Mary F. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 19 86

Patricia C. Hollis
Notary Public

MY COMMISSION EXPIRES: 4/5/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary F. Garner	Commonwealth Financial Group	MAP 49-15
(NAME)	(NAME)	
3406 Tisdale Drive	P. O. Box 1529	PARCEL 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN 37189	Houston, TX 77251	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James K. Roussel and wife, Sammy C. Roussel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary F. Garner, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 18A of the Zone Lot Division of Lot Nos. 18 and 19 of Deer Meadows Subdivision, Phase I, of record in Plat Book 6250, page 317, amending Plat Book 5800, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to James K. Roussel and wife, Sammy C. Roussel, by deed from B & P Partership, of record in Book 6412, page 171, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a Deed of Trust executed by James K. Roussel and wife, Sammy C. Roussel, to Alan L. Saturn, Trustee, for Bradley Mortgage Co., Inc., dated May 13, 1985, and filed for record in Book 6565, Page 515, Register's Office for said County, with an unpaid principal amount of approximately $58,194.85, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Power of Attorney of record in Book 6716, Page 654, Register's Office for said County.

unimproved ( ) This is improved (XX) property, known as 3406 Tisdale Drive, (House Number) (Street) Whites Creek, TN 37189 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 covey 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 our hands this 12th day of May 19 86

Sammy C. Roussel

James K. Roussel

Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6857 PAGE 762

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Roussel

the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 19 86.

Commission expires 7/19/87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED 010575.

FROM

James K. Roussel
Sammy C. Roussel

IDENTIFICATION REFERENCE

TO

Mary F. Garner

MAY 15 12 53 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. CALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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 James K. Roussel, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Sammy C. Roussel as her Attorney in Fact as the free act and deed of the within named Sammy C. Roussel.

Witness my hand and official seal at Nashville, Tennessee, the 12th day of May, 1986.

My Commission Expires:- 9/9/89

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6857 PAGE 763

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

61194.85- CAMT.
169.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 165.62-
4445A05/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01075

IDENTIFICATION REFERENCE

MAY 15 12 53 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 248259