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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Garnett L. and Carolyn Gardner (NAME)	Garnett L. and Carolyn Gardner (NAME)	Map 136-14
556 Castlegate Drive (STREET ADDRESS OR ROUTE NUMBER)	556 Castlegate Drive (STREET ADDRESS)	Parcel 94
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS and other good and valuable consideration including the assumption by Garnett L. Gardner, Jr., and wife, Carolyn Jones Gardner of a Deed of Trust executed by John F. Fuller and wife, Angela C. Fuller, to Vaden Lackey, Jr., Trustee, of record in Book 6182, Page 684, to secure Fidelity Federal Savings and Loan Association of Tennessee, a note dated November 28, 1985, for the original principal sum of $66,500.00, payable according to the terms and conditions therein, the remaining principal balance which Garnett L. Gardner, Jr., and wife, Carolyn Jones Gardner, hereby agree to pay.

We, John F. Fuller and wife, Angela C. Fuller,

have bargained and sold, and by these presents do transfer and convey unto the said Garnett L. Gardner, Jr., and wife, Carolyn Jones Gardner

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Nashville, Davidson, County, State of Tennessee, described as follows: See attached Exhibit "A" hereto

This conveyance is subject to the following:

(1) Taxes for 1986, a lien, but not yet due and payable.

(2) Deed of Trust executed by John R. Fuller and wife, Angela C. Fuller to Vaden Lackey, Jr., Trustee, of record in Book 6182, Page 684, to secure Fidelity Federal Savings & Loan Association of Tennessee, a note dated November 28, 1983, for the sum of $66,500.00, payable according to the terms and conditions therein.

(3) 2-foot perpetual driveway easement along the southerly line of Lot 89 in favor of Lot 90 executed by American Homes, a partnership, of record in Book 4849, Page 816, Register's Office, Davidson County, Tennessee.

(4) Driveway easement by and between American Homes, John G. Doak and wife, Mary T. Doak and Roger M. Fitts and wife, Nona Fitts, of record in Book 4957, Page 960, Register's Office of Davidson County, Tennessee.

(5) Restrictive covenants contained in an instrument of record in Book 4806, Page 87, Register's Office for said County.

(6) The recorded plan which shows an owners certificate.

(7) Notice of Lien Lis Pendens of record in Book 6807, Page 836, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3005 Runabout Drive (House Number) (Street)
Nashville, Tennessee 37217 (P. O. Address) (City or Town) (Zip Code)

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 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.

Whenever 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 June, 1986.

John F. Fuller

Angela C. Fuller

Garnett L. Gardner

Carolyn Jones Gardner

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ______________________, a Notary Public in and for said County and State, the within named John F. Fuller, Garnett L. Gardner, Jr., and wife, Carolyn Jones Gardner

the bargainor s __________, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they __________ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible], this [illegible] day of June, 1986.

My commission expires [illegible] Notary Public [signature]

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ______________

Before me, ______________________, a Notary Public of the State and County aforesaid, personally appeared Angela C. Fuller, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, ~~upon oath~~ acknowledged

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

she ______________ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

executed the foregoing instrument for the purpose therein contained. XXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and seal, at office in Palm Beach County, Fla, this 23rd day of June of June, 1986.

[signature] Notary Public

Commission expires [illegible]

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $79,900.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

[signature]
Garnett L. Gardner, Jr.

Sworn to and subscribed before me
this 12 day of June, 1986.

My commission expires July 9, 1989 Notary Public [signature]

This instrument was prepared by:

John W. Stapp, IV, Manier, White, Herod, Hollabaugh & Smith, P.C.
Name

230 Fourth Avenue, North, Nashville, Tennessee 37219
Address

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

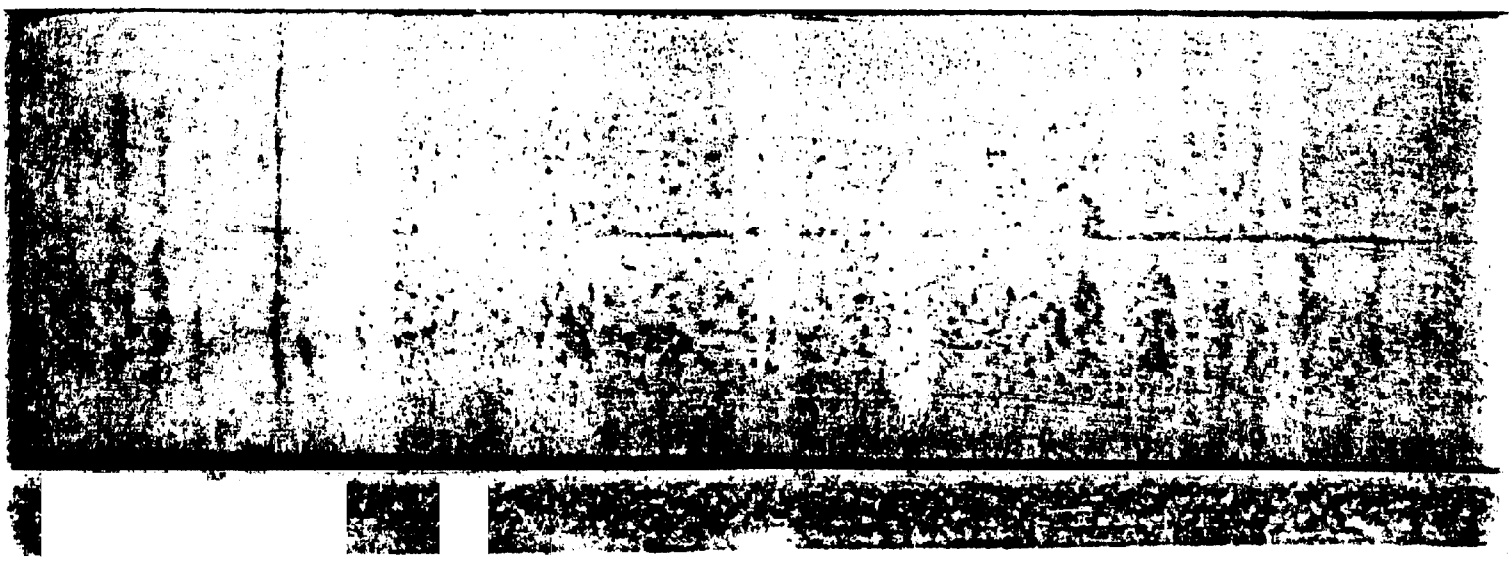
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EXHIBIT "A"

Being Lot No. 90 on the Plan of Harbor Town Village, Section 1, of record in Plat Book 4675, Pages 3 and 4, Register's Office for said County.

Said Lot No. 90 fronts 107.26 feet on the easterly side of Runabout Drive and extends back 129.19 feet on the southerly line and 91.80 feet on the northerly line to a dead line, on which it measures 81.31 feet thereon.

Being the same property conveyed to John F. Fuller and wife, Angela C. Fuller by deed from Roger M. Fitts and wife, Nona T. Fitts of record in Book 6182, Page 681, said Register's Office.



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

79CC.CO- CAMT.
207.74 CSTAX
.50 PRFE
9.00 MDE
CHECK 217.24-
9980AC6/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 3 1
1 4
IDENTIFICATION REFERENCE
JUN 25 3 00 PM '86
FELIX Z. WILSON
DAVIDSON COUNTY

No. 263464