FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,734.40

Peggy Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 87.

Y. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: 10-1-89

(AFFIX SEAL)

File 21

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates One Burton Hills Blvd. S-220 Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Garner (NAME)	National Mortgage Company (NAME)	052-01-0
735 Madison Blvd. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	288.00
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	11D 70330

FOR AND IN 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, Arthur Goldner and wife, Betty T. Goldner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Garner and husband, Kenneth D. Garner

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:

Land in Davidson County, Tennessee, being the south 100 feet of the north 300 feet of Lots Nos. 13 and 14, of Block "L", on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County.

Said part of said lots front 100 feet on the east side of Madison Boulevard and runs back between parallel lines, parallel to and 200 feet south at Neeley's Bend Road, 200 feet to a dead line in the rear.

Being the same property conveyed to Arthur Goldner, unmarried by deed from Susan Hope Doty Costello (formerly Susan Hope Doty) of record in Book 6381, Page 482, Register's Office, Davidson County, Tennessee.

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

Grantors herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 5607, Page 821, Register's Office for Davidson County, Tennessee in the original principal amount of $36,600.00.

87075

IDENTIFICATION REFERENCE

JAN 26 1 39 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 735 Madison Blvd. Madison, Tennessee 37115
(House Number) (Street) (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 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 our hand s this 21st day of January, 1987

Arthur Goldner
by: Martin S. Komisar, attorney in fact

Betty T. Goldner
by: Martin S. Komisar, attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin S. Komisar, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Arthur Goldner and Betty Goldner as their Attorney in Fact as the free act and deed of the within named Martin S. Komisar.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of January, 1987.

My Commission Expires:

10-1-89

N. Edwin Montgomery
Notary Public

and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

FROM
Arthur Goldner and wife,
Betty T. Goldner

TO
Peggy Garner and husband,
Kenneth D. Garner

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7117 PAGE 96

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
			46734.00- MAIT.	
			46734.00 MAIT.	
			46734.00- MAIT.	
			138.75 COTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 137.25-	
30/	430	/26/87	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87 0 7 5

IDENTIFICATION REFERENCE

JAN 26 1 39 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 38542