This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Mail

Address of New Owner(s):	Mortgagee:	Map-Parcel No.
Mary Alice Gardner 212 Oak Grove Drive Nashville, TN 37217	First American National of Nashville First American Center Nashville, TN 37237	107-5-B-12-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JACQUELINE P. WILSON, a single person ("Grantor") have this day bargained and sold, and do hereby transfer and convey to MARY ALICE GARDNER, a single person ("Grantee"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 212, The Addition to Five Oaks, A Planned Unit Development of record in Book 5200, page 456, Register's Office for said County.

BEING the same property conveyed to Jacqueline P. Wilson, unmarried by deed from Jack Driver & Son, Inc. of record in Book 5963, page 731, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1987 property taxes which have been prorated and assumed by Grantees.

This conveyance is made subject to the Plan of record in Book 5200, page 456, said Register's Office, which shows an owner's certificate.

This conveyance is made subject to Declarations of Covenants, Conditions and Restrictions of record in Book 5957, page 930, said Register's Office.

This is improved property known as 212 Oak Grove Drive, Nashville, Davidson County, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns+, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

50622

IDENTIFICATION REFERENCE

JUL 30 8 27 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 28th day of July, 1987.

Jacqueline P. Wilson
JACQUELINE P. WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 1987, before me personally appeared JACQUELINE P. WILSON 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 who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission expires:

3-8-89

Lucy L Westfall
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

Mary Ann Marsh
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
28th DAY OF JULY, 1987.

Lucy L Westfall
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON

My Commission Expires: 3-8-89

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

RECEIVED OF _____

FOR _____

BOOK 7310 PAGE 272

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

[illegible]
145.00 CO TX
.50 PRFEE
6.00 MORTG
CHECK [illegible]
5542A07/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50622

IDENTIFT REFERENCE

Jul 30 8 27 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109585