THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Steven L. Garner
1701 Cedar Lane
Nashville, TN 37212

MORTGAGEE:
First American National Bank
of Nashville
Frist American Center
Nashville, Tennessee 37201

MAP-PARCEL NUMBERS:
117-4-381

WARRANTY DEED

BOOK 7312 PAGE 7

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, Eric Marshall Jonsson and wife, Sandra W. Jonsson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steven L. Garner and wife, Miriam A. Myers 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:

BEING Lot No. 65 and the easterly 5.0 feet of Lot No. 66 on the Plan of Belmont Terrace as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

BEGINNING on the southerly margin of Cedar Lane at a point 5.0 feet West of the corner of Lots 65 and 66; thence southerly 160.0 feet to the northerly margin of an alley; thence with said alley easterly 65.0 feet to the westerly margin of Oakland Avenue; thence with said avenue northerly 138.0 feet, more or less, to the beginning of a curve; thence around said curve in a northwesterly direction 33.9 feet, more or less, to the southerly margin of Cedar Lane; thence with said lane westerly to the beginning.

BEING the same property conveyed to Eric Marshall Jonsson and wife, Sandra W. Jonsson by deed from Homer C. Flatt, Jr. and wife, Judith Yearwood Flatt, of record in Book 5131, page 613, Register's Office for Davidson County, Tennessee.

5 1 1 8 7

IDENTIFICATION REFERENCE

JUL 31 9 59 AM '87

ELVA Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 1701 Cedar Lane, Nashville, TN 37212.

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 29th day of July, 1987.

Sandra W. Jonsson by: Eric M. Jonsson,
Attorney in Fact

Eric Marshall Jonsson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of July, 1987, before me personally appeared Eric Marshall Jonsson, 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 his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 4, 1987

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 $ 91,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of July, 19 87.

My Commission Expires: Nov 1, 1987

_____
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 Eric M. Jonsson 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 on behalf of Sandra W. Jonsson as her Attorney in Fact as the free act and deed of the within named Sandra W. Jonsson.

Witness my hand and official seal at Nashville, Tennessee, the 29th day of July, 1987.

_____
Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
Eric Marshall Jonsson and wife, Sandra W. Jonsson

to:
Steven L. Garner and wife, Miriam A. Myers

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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.

Eric M. Jonsson

Affiant Eric M. Jonsson

Sworn to and subscribed before me this 29th day of July, 19 87.

Notary Public

My Commission Expires: 11-1-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7312 PAGE 10

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

91000.00- CONV.
254.00 CO TAX
.50 PRFEE
9.00 WDE D
CHECK 254.50-
6195A07/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

Jul 31 9 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00229