ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sharon Kay Garner (NAME)	Bailey Mortgage Company (NAME)	136-16-11
3716 Folkstone Drive (STREET ADDRESS OR ROUTE NUMBER)	200 South Lamar (STREET ADDRESS)	field book 02D-73902
Antioch, TN 37013 (CITY) (STATE) (ZIP CODE)	Jackson, MS 39215-1389 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of sixty thousand nine hundred and no/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

WE, Brian H. Smallwood and wife, Susan S. Smallwood, the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Sharon Kay Garner, an unmarried person

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 73-B on the Zone Lot Division of Lot 73 Chelsea of Priest Lake, Section One-A, as of record in Plat Book 6250, page 34, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Lot.

Being all the same property conveyed to Brian H. Smallwood and wife, Susan S. Smallwood by deed from Philhall Corp., a Tennessee corporation of record in Book 6321, page 619, said Register's Office.

This conveyance is made subject to limitations shown on said plat of record in Book 6250, page 34, said Register's Office, and to restrictive covenants of record in Book 6213, page 806, said Register's Office, and in Book 6250, page 34, said Register's Office.

7.8.2.6.5.

IDENTIFICATION REFERENCE

Oct 30 8 26 AM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is improved ~~XXXXXXXXXX~~ ( ) property, known as 3716 Folkstone Drive (House Number) (Street)
Antioch, TN 37013 (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 28th day of October, 1987.

Brian H. Smallwood

Susan S. Smallwood

Brian H. Smallwood

Susan S. Smallwood

BOOK 7390 PAGE 730

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 Brian H. Smallwood and Susan S. Smallwood

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 Nashville, this 28th day of October, 19 87.

My commission expires 9-11-1990 Notary Public Alisa A. Wilkins

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of 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 oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 60,900.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sharon Kay Garner

Sworn to and subscribed before me this 29th day of October, 1987.

My commission expires 9-11-1990 Notary Public Alisa A. Wilkins

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd. Nashville, TN. 37215

Name Address

WARRANTY DEED

FROM

Brian H. Smallwood and wife,

Susan S. Smallwood

TO

Sharon Kay Garner an unmarried person

Ticor Title Ins. Co.

044 013934

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7390 PAGE 731

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 8. 2. 6. 5.

IDENTIFICATION REFERENCE

OCT 30 8 26 AM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31618