BOOK 7464 PAGE 795 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

James A. Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 1988

Patricia Nuckolls
Notary Public

MY COMMISSION EXPIRES 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James A. Garrett	Citizens & Southern Mortgage Company	MAP 121-4
(NAME)	(NAME)	
1600 Western Shore Drive	P. O. Box 656	PARCEL 3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Tucker, GA 30085-0656	03D77930
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, D & S Investments

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Garrett, unmarried

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

BEING Lot No. 10 on the Final Subdivision Plat, Section IV, Lakeview Hills, of record in Plat Book 5200, page 642, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

4999 0270B 0101 03CHECK 230.22

Being part of the same property conveyed to D & S Investments, a Partnership composed of Eugene P. Davis and Jeffrey A. Stromatt, by deed from Elm Hill Builders, Inc., of record in Book 7377, page 589, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6431, Page 298, Register's Office for said County.

This conveyance is subject to and Ingress and Egress Easement, of record in Book 6611, page 978, Register's Office for said County.

0 3 3 5 9

IDENTIFICATION REFERENCE

FEB 8 11 08 AM '88

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) property, known as 1600 Western Shore Drive, Nashville, TN 37214
(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 heir 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 covey 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 hands this 2nd day of February, 19 88

D & S Investments

By: Jeffrey A. Stromatt, Partner

By: Eugene P. Davis, Partner

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor with whom I am personally acquainted/and who acknowledged that _____ (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 ____

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who his oath himself (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute 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

D & S Investments

TO

James A. Garrett

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Eugene P. Davis and Jeffrey A. Stromatt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the partners of D & S Investments the within named bargainor, and partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by the signing of the partnership, by themselves as partners.

Witness my hand and seal, this 2nd day of February, 1988.

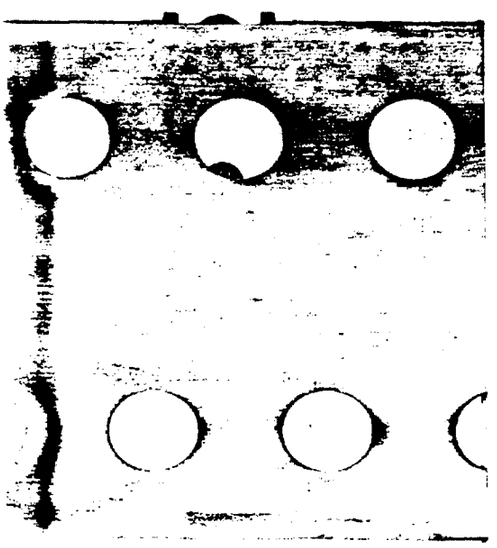
My Commission expires:
9/9/89

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

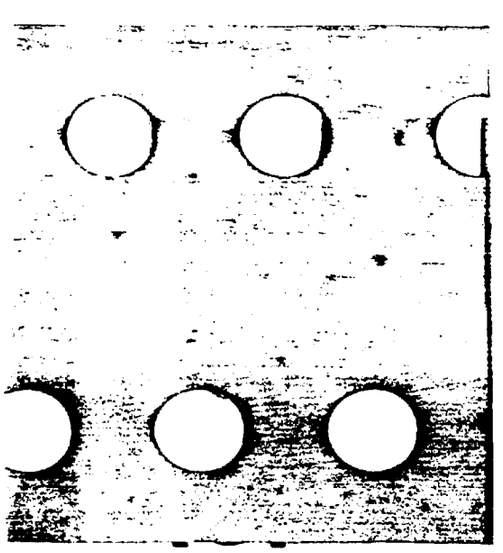
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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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
				CAMT 79900.00
				CON TX 223.72
				PRFEE 0.50
				WDEED 6.00
				TOTAL 230.22
				CHECK 230.22
02/08/88	01			11:10 0001 4999



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.3.3.5.2.9.

IDENTIFICATION REFERENCE

FEB 8 11 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59829