BOOK 7482 PAGE 944

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $33,000.00

Michael D. Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF February, 19 88

Notary Public

MY COMMISSION EXPIRES: 3-1-90
(AFFIX SEAL)

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
Michael D. Garrett (NAME)	BancBoston Mortgage Corporation (NAME)	071-12
910 Ward Street (ADDRESS)	2119 Sixth Avenue North (ADDRESS)	280
Nashville, Tn. 37207 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	12DA 44640

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, Toni R. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Garrett and wife, Linda M. Garrett

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 east 30 feet of Lot No. 58 and the west 30 feet of Lot No. 57, on the map of T.I. Ward's Re- Subdivision of certain lots in the Williams and Hayes Company's Belleview Plan, as of record in Book 974, page 48, Register's Office for said County.

Said parts of said lots adjoin and front together 60 feet on the south side of Ward Street and run back between parallel lines 200 feet to a line.

Being the same property conveyed to Robert H. Ward and wife, Toni R.Ward by deed from Robert S. Weaver, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 4254, Page 826, Register's Office, Davidson County, Tennessee. The said Robert H. Ward has since deceased.

D 0 9 7 0 6.

IDENTIFICATION REFERENCE

MAR 3 12 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 910 Ward Street, Nashville, Tn. 37207
(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 my hand this 29th day of February 19 88

Toni R. Ward

Toni R. Ward

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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 Toni R. Ward

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of February, 1988.

Commission expires 3/1/90

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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ 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_____

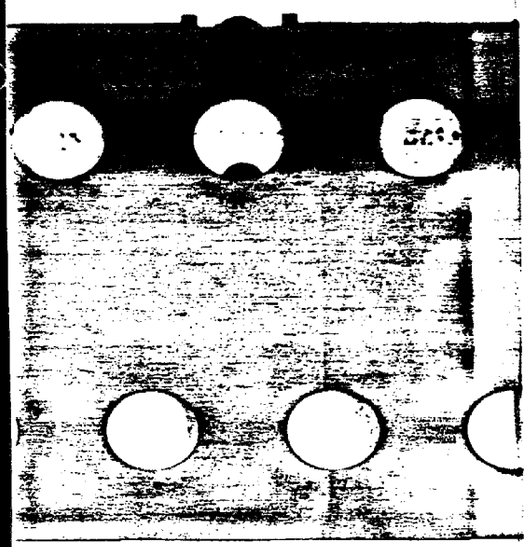
My commission expires _____

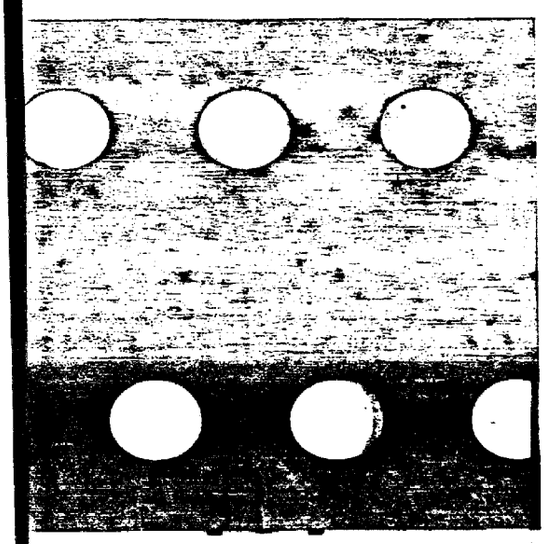
Notary Public

Toni R. Ward

Michael D. Garrett and wife, Linda M. Garrett

2463 03/03 0101 03CHECK 98.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

~~CAPIT~~	~~33000.00~~
CON TX	92.40
PRFEE	0.50
WDEED	6.00
TOTAL	98.90
CHECK	98.90

03/03/88 01 12:24 0001 2463

D09706.

IDENTIFI REFERENCE

MAR 3 12 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 67156