WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7518 PAGE 213

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D. CARLTON GARNER (NAME)	THIRD NATIONAL BANK IN NASHVILLE (NAME)	MAP 155-8A
300 Hollow Tree Court (STREET ADDRESS OR ROUTE NUMBER)	201 Fourth Avenue, North (STREET ADDRESS)	PARCEL 63
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37244 (CITY) (STATE) (ZIP)	

FOR AND IN 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, FAXON HOMES, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. CARLTON GARNER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 63 on the Plan of Phase 1 of Poplar Creek Estates, as of record in Plat Book 6250, page 647, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Faxon Homes, Inc. by quitclaim deed from Leader Enterprises, Inc. of record in Book 7188, Page 7, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5349, page 921; Book 6474, page 346, amended in Book 6486, page 587; and Book 6474, page 354, amended in Book 6486, page 588; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 6662, page 433, amended in Book 6987, page 966, and Book 7270, page 648; (4) Charter of record in Book 7120, page 125; (5) Storm Water Detention Agreement of record in Book 6613, page 705; (6) Easement of record in Book 6613, page 533; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 647, said Register's Office.

APR 15 4 25 PM '88
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

21863

unimproved ( )
This is improved (XX) property, known as 300 Hollow Tree Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of April, 1988

FAXON HOMES, INC.

BY: E. J. Daniels

E. J. Daniels
Vice President Operations

04/15/88 0101 03CHECK 364.90

STATE OF TENNESSEE
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. J. Daniels

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President Operations of Faxon Homes, Inc. the maker or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 14th day of April 1988.

My commission expires 3-11-91 Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

D Carlton Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1988

MY COMMISSION EXPIRES: 5/8/91 (AFFIX SEAL)

_____
Notary Public

WARRANTY DEED

FROM

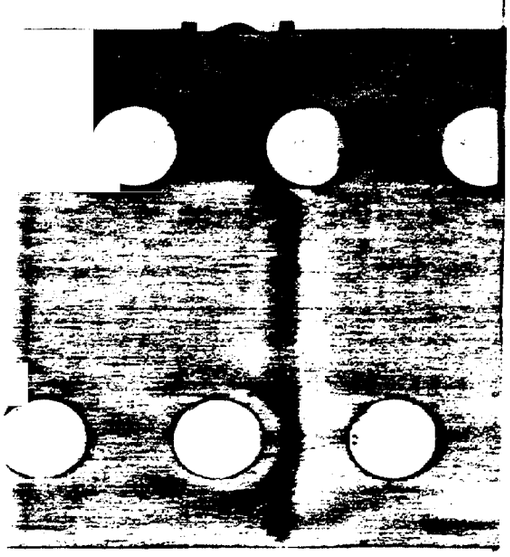
FAXON HOMES, INC., a Tennessee Corporation

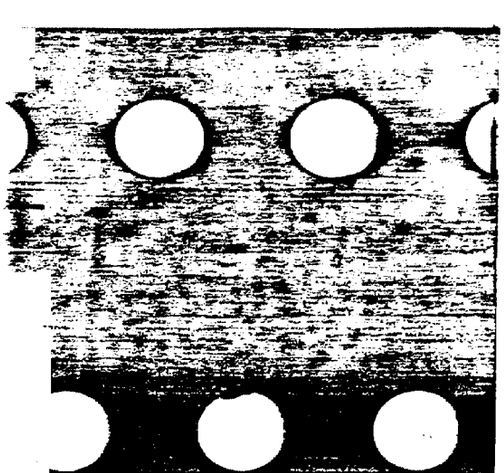
TO

D. CARLTON GARNER, unmarried

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7518 PAGE 215

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
				CAMT 128000.00
				CON TX 358.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 364.90
				CHECK 364.90
04/15/88	01			16:26 0001 5047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21863

IDENTIFICATION REFERENCE

APR 15 4 26 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 81184