STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 79,900.00

Subscribed and sworn to before me, this the 31st day of May, 19 88

My commission expires: 4/10/89

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street • Jefferson Building • Suite 8 • Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
John H. Garner	New Owners
309 Pitts Avenue	
Old Hickory, TN 37138	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 53-16-143.00 LW-6290	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, John R. Steele, III and wife, Dianne C. Steele

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO John H. Garner, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A Tract of land in Davidson County, Tennessee, being part of Tract No. 11 on the unrecorded plan of the Life & Casualty Subdivision and also being Tract No. I on the W. E. & Winnie M. Burris Survey by Forest E. Dye, dated July 13, 1975, as follows:

Beginning at an iron pin in the northerly margin of Pitts Avenue, said point of beginning being the southeasterly corner, in the margin of Pitts Avenue, of that property conveyed to the grantor by deed of record in Book 1116 at page 130, Register's Office for said County; thence, along the margin of Pitts Avenue in a northwest direction, 120.00 feet to an iron pin; thence, north 10 degrees 05 minutes East, 182.00 feet to an iron pin; thence, north 16 degrees 09 minutes east, 980.44 feet to an iron pin; thence, north 86 degrees 00 minutes east, 15.00 feet to a post; thence, south 49 degrees 30 minutes east, 265.20 feet to a post; thence, south 22 degrees 24 minutes west, 1081.60 feet to the point of beginning.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

Being the same property conveyed to the Grantors by deed recorded in Book 7112 at page 11, Register's Office for Davidson County, Tennessee.

Dianne C. Steele, executed this instrument on the behalf of John R. Steele, III., pursuant to the Power of Attorney recorded simultaneously herewith.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 309 Pitts Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of May, 19 88

John R. Steele III
John R. Steele, III
by Dianne C. Steele
Attorney in Fact

Dianne C. Steele
Dianne C. Steele

State of Tennessee
County of Sumner

BOOK 7575 PAGE 765

On this 31st day of May, 1988, before me personally appeared Dianne C. Steele to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

41134

IDENTIFICATION REFERENCE

Jun 17 9 22 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

MAIL ETY.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

6660 06/17 0101 03CHECK 230.22

On this 31st day of May, 1988, before me, personally appeared Dianne C. Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for John R. Steele, III, the within named bargainor, and she as such Attorney in Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of John R. Steele, III, by herself as such Attorney in Fact.

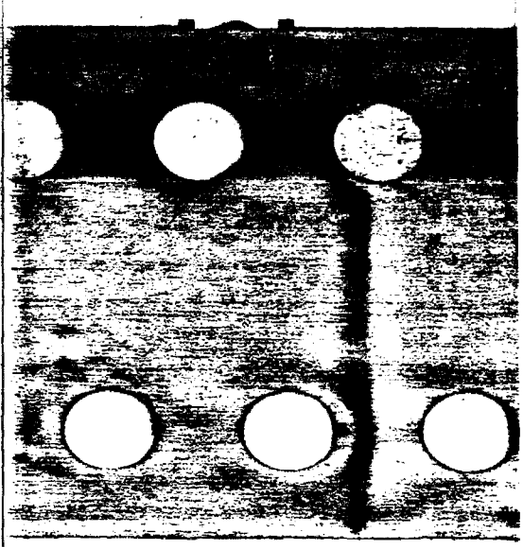
Witness my hand and official seal.
My Commission expires:

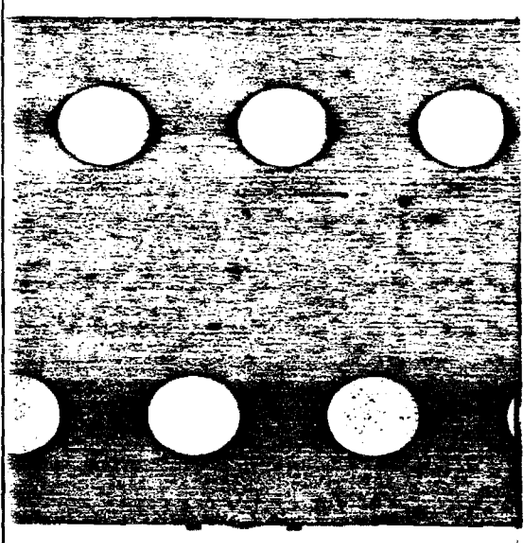
1/10/89

notary public

W. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

TENNESSEE TITLE & TRUST, Inc.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7575 PAGE 766

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 79900.00
				CON TX 223.72
				PRFEE 0.50
				WDEED 6.00
				TOTAL 230.22
				CHECK 230.22
06/17/88	01			09:25 0001 6660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41134

IDENTIFI REFFRENCE

JUN 17 9 22 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103475