FILE BOX 38 FILE #6935

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 7587 PAGE 392

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT C. GARNER, JR.	SOVRAN MORTGAGE CORPORATION	MAP 119-14
(NAME)	(NAME)	
2912 Tuggle Avenue	201 East Cary Street	PARCEL 182
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Richmond, Virginia 23219	6DA32888
(CITY) (STATE) (P. O. ZIP)	(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, DON EDWARD DELVIN and wife, RITA GAIL DELVIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT C. GARNER, JR. and wife, MARY C. GARNER

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. 14 on the Plan of Tuggle Heights, as of record in Plat Book 1130, page 90, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Don Edward Delvin and Rita Gail Delvin by deed from Richard W. Elkins, unmarried of record in Book 6149, page 677, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Plat Book 1130, page 90; (3) Easements of record in Book 4166, page 45; and (4) All matters appearing on the Plan of record in Plat Book 1130, page 90, said Register's Office.

45145

IDENTIFICATION REFERENCE

JUN 30 10 07 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

1406 06/30 0101 03CHECK 160.50

unimproved ( )
This is improved (XX) property, known as 2912 Tuggle Avenue, Nashville, Tennessee 37211

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 28th day of June, 1988

Don Edward Delvin
DON EDWARD DELVIN

Rita Gail Delvin
RITA GAIL DELVIN

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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, Don Edward Delvin and wife, Rita Gail Delvin

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

Witness my hand at office, this 28th day of June, 19 88.

My commission expires 3-11-1991 Notary Public

STATE OF _____
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, and who further acknowledged that _____ is the _____ of _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 88

MY COMMISSION EXPIRES: 3-11-1991 (AFFIX SEAL)

Notary Public

WARRANTY DEED

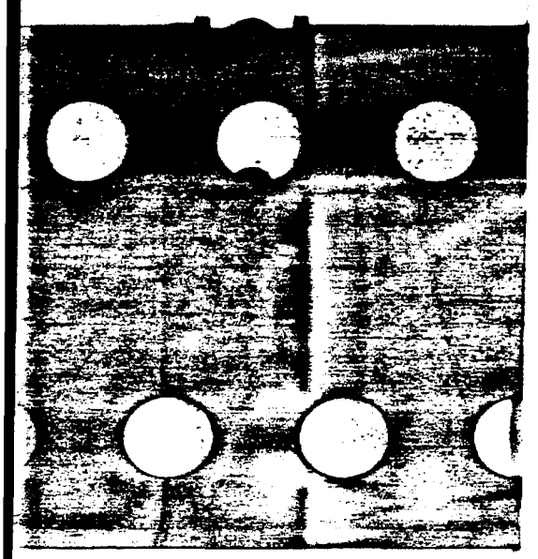
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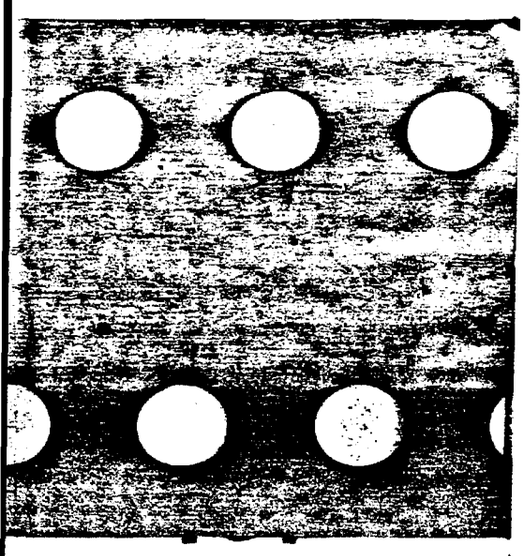
DON EDWARD DELVIN and wife,
RITA GAIL DELVIN

TO

ROBERT C. GARNER, JR. and wife,
MARY C. GARNER

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 7587 PAGE 394

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 55000.00
				CON TX 154.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 160.50
				CHECK 160.50
			06/30/88 01	10:08 0001 1406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45145.

IDENTIFI REFERENCE

JUN 30 10 07 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108159