THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
THE LAWYER'S BUILDING
333 South Gallatin Road
MADISON, TENNESSEE 37115

mail

ADDRESS NEW OWNER:
JOHN H. GARNER
315 Pitts Avenue
Old Hickory, TN 37138

MAP/PARCEL NUMBERS:
Map 51M-C
Parcel 2400

7840 07/18 0101 03CHECK 204.50

SEND TAX BILLS TO:

Same as above

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

John H. Garner
Affiant

Subscribed and sworn to me this the 15th day of July 1988.

Denise C. Allis
Notary Public
My Commission Expires: 5-14-92

49923

IDENTIFICATION REFERENCE

Jul 18 10 55 AM '88

FEE / WHEEL REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) Dollars, I, THELMA R. FLEMING, WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JOHN H. GARNER, hereinafter referred to as GRANTEE, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, consisting of 1.444 acres of land together with house and appurtenant buildings.

BEING the same property conveyed to John T. Fleming et ux, Annie Marie Fleming, by Installment Deed from Robert Nerron et ux, Thelma P. Nerron, of record in Book 1116, page 128, Register's Office for Davidson County, Tennessee.

ANNIE MARIE FLEMING died in 1958. Her husband, John T. Fleming, remarried Thelma R. Fleming in 1963. John T. Fleming died June 13, 1988, thereby vesting title solely in Thelma R. Fleming, his widow.

This is improved property known as 325 Pitts Avenue Old Hickory, Tennessee 37138.

To HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15 day of July, 1988.

Thelma R. Fleming
Thelma R. Fleming

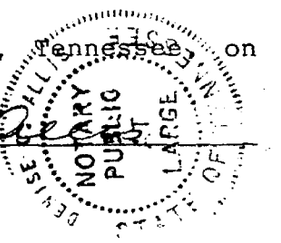
STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

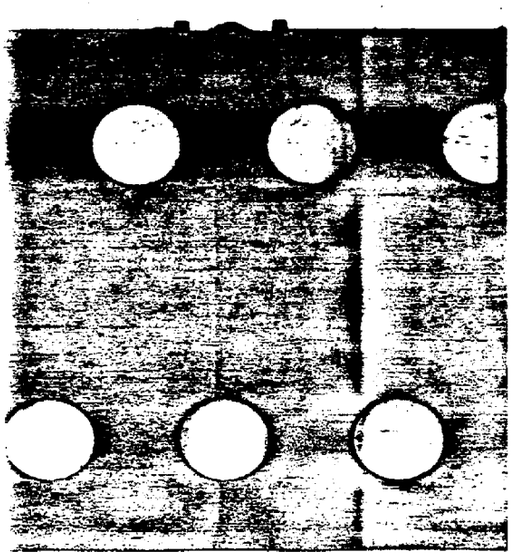
Personally appeared before me, Denise C. Allis, a Notary Public in and for said County and State, THELMA R. FLEMING, a Widow, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

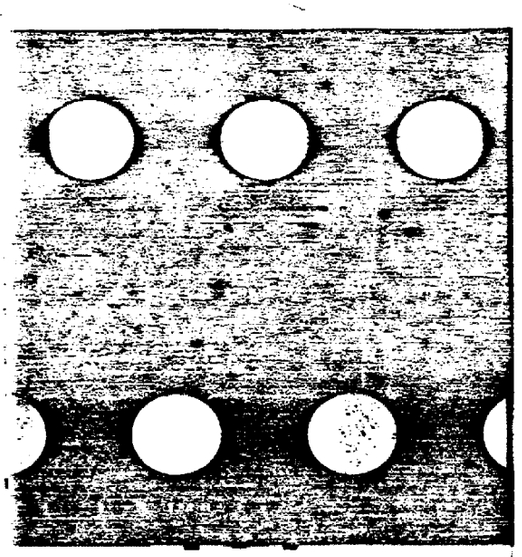
WITNESS my hand and official seal at Madison, Tennessee, on this the 15th day of July, 1988.

Denise C. Allis
Notary Public



My Commission Expires: 5/11/92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7601 PAGE 380

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 60000.00
				CON TX 198.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 204.50
				CHECK 204.50
07/18/88	01			10:56 0001 7840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49923

IDENTIFICATION REFERENCE

JUL 18 10 55 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113657