FORM NO. WD-1

BOOK 7645 PAGE 488

File # 23650
Loan # 2209500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 88

Notary Public

MY COMMISSION EXPIRES: 3-11-89

(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WARNER LEE GARLAND (NAME)	Bailey Mortgage Company (NAME)	MAP 61-11
1106 Eastdale Avenue (STREET ADDRESS OR ROUTE NUMBER)	200 South Lamar (STREET ADDRESS)	PAR 192
Nashville, Tn. 37216 (CITY) (STATE) (P.O. ZIP)	Jackson, Mississippi 39215-1389 (CITY) (STATE) (ZIP)	15DZ-23265

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, WE, ROSE N. IRVINE COKER, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WARNER LEE GARLAND and wife, SANDRA R. GARLAND

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 Lot No. 124 on the Plan of Eastdale Place, Subdivision of part of Lot 4 in the division of William Williams Land, of record in Book 547, pages 29 & 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Rose N. Irvine, (having since married and now being known as Rose N. Irvine Coker), by deed from Gertie Mae Williams and husband, Fred B. Williams, of record in BOok 5072, Page 54, Register's Office for Davidson County, Tennessee.

CHARLES F. COKER, husband of ROSE N. IRVINE COKER, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that he may have in and to said property.

6.5 | 6 7.

IDENTIFICATION REFERENCE

SEP 6 2 29 PM '88

FELIX Z WILKERSON REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 1106 Eastdale Avenue, Nashville, Tn. 37216
(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 her hand this 31st day of August, 19 88

Rose N. Irvine Coker
ROSE N. IRVINE COKER

Charles F. Coker
+ CHARLES F. COKER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROSE N. IRVINE COKER, a married person ~~d~~ HUSBAND, CHARLES F. COKER,

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 19 88.

Commission Expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

ROSE N. IRVINE COKER

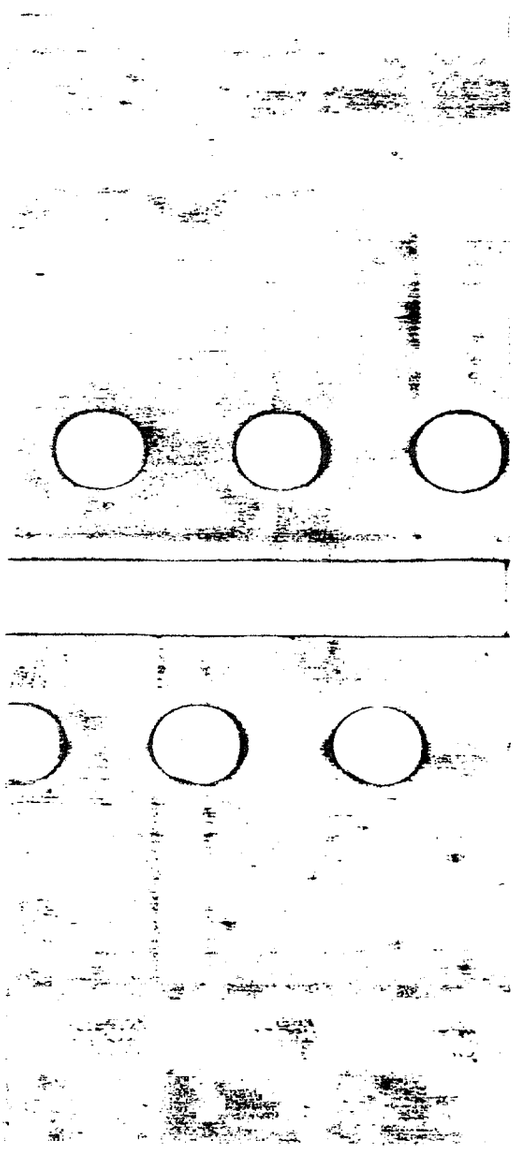
TO

~~WARNER LEE GARLAND~~

~~SANDRA R. GARLAND~~

Saturn & Mazer, Attorneys
Row 1
Box 7

RECD 12/05 0101 DEEDS 254.00



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

6.5.167.

IDENTIFICATION REFERENCE

SEP 6 2 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

MAMT	75000.00
VOID	
MAMT	75000.00-
CAMT	75000.00
CON TX	247.50
PRFEE	0.50
WDEED	6.00
TOTAL	254.00
CHECK	254.00

09/06/88 01 14:29 0001 4326

No. 131381