THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | MORTGAGEE: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Kenneth D. Garner and wife,<br>Peggy Garner<br>1301 Neely's Bend Road J-82<br>Madison, TN 37115 | Home Savings of America F. A.<br>P. O. Box 7075<br>Pasadena, CA 91109-7075 | 52-16A<br>82 |

BOOK 7667 PAGE 274

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Solange H. Tison and John P. Tison, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kenneth D. Garner and wife, Peggy Garner, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

Apartment Unit no. J-82 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Solange H. Tison and John P. Tison, by deed from Robert E. Cunningham and wife, Brenda J. Cunningham, of record in Book 5853, Page 967, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 5483, Page 86, said Register's Office.

7.2808 IDENTIFICATION REFERENCE

OCT 3 11 06 AM '88 FELIX Z WILKINS REGISTER DAVIDSON COUNTY, TN

3164 10/03 0101 03CHECK 138.50

This is (~~NN~~)improved property, known as 1301 Neely's Bend Road, J-82, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it. and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of September, 19 88

Solange H. Tison

John P. Tison

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

On this 30th day of September, 1988, before me personally appeared Solange H. Tison and John P. Tison, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

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**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of September, 19 88.

My Commission Expires: Oct 9, 1991

_____
Notary Public

**WARRANTY DEED**

from:
SOLANGE H. TISON AND
JOHN P. TISON

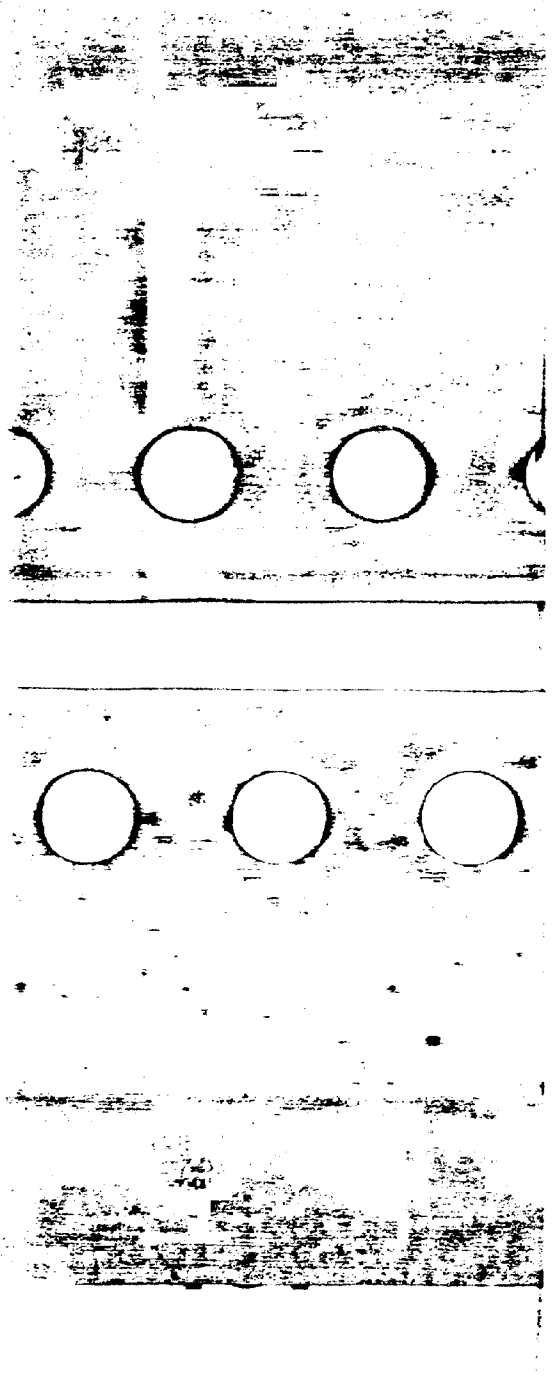
to:

KENNETH D. GARNER AND WIFE,
PEGGY GARNER

**WILKINS & IVEY**

**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

:dp



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

## BOOK 7667 PAGE 276

| | | |
|---|---|---|
| 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 40000.00
CON TX 132.00
PRFEE 0.50
WDEED 6.00
TOTAL 138.50
CHECK 138.50
10/03/88 01 11:09 0001 3164

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2808

IDENTIFICATION REFERENCE

OCT 3 11 06 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10010