STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF March, 19 89

Notary Public Evelyn D. Wright

MY COMMISSION EXPIRES: January 23, 1993

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
JOHN F. GARNER (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	MAP 52-1
324 HARRIS STREET (STREET ADDRESS OR ROUTE NUMBER)	201 E. CARY STREET (STREET ADDRESS)	PARCEL 45
MADISON, TN 37115 (CITY) (STATE) (P.O. ZIP)	RICHMOND, VA 23219 (CITY) (STATE) (ZIP)	

FOR AND 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, HEIRS AT LAW OF SARAH E. HARDCASTLE, being DIANNE JOHNSON AND DAVID HIX, by and through his Attorney In Fact, WILLIAM N. HIX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN F. GARNER

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. 25, Block "B", on the Plan of Crittenden Estates which is of record in Book 974, page 69, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 25 fronts 50 feet on the southerly side of Harris Street, and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Alton B. Hardcastle and wife, Sarah E. Hardcastle, by deed of record in Book 1629, page 437, Register's Office for Davidson County, Tennessee; the said Alton B. Hardcastle having predeceased Sarah E. Hardcastle and the said Sarah E. Hardcastle having since died, pursuant to her Last Will and Testament of record in Will Book 163, page 370, Probate Court for Davidson County, Tennessee, the property vests in Dianne Johnson and David Hix.

Sarah E. Hardcastle and Sarah Hix Hardcastle were one and the same person.

William N. Hix executes this instrument on behalf of David Hix, as Attorney In Fact, pursuant to Power of Attorney which is recorded simultaneously herewith.

David Hix and David Lee Hix are one and the same person.

unimproved ( ) property, known as
is improved (XX) 324 HARRIS STREET, MADISON, TN 37115
(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 heir 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 covey 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 our hand s this 29th day of March, 19 89

Dianne Johnson
DIANNE JOHNSON

David Hix by William N. Hix attorney in fact
DAVID HIX

BOOK 7805 PAGE 615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANNE JOHNSON

the 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 Goodlettsville, Tennessee, this 29th day of March, 19 89.

Commission expires January 23, 1993

Evelyn D. Straight
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

20856.

IDENTIFICATION REFERENCE

Mar 31 10 11 AM '89

FELIX Z WILLIAMS REGISTER
DAVIDSON COUNTY, TN

0935 03/31 0101 03CHECK 13€.35

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

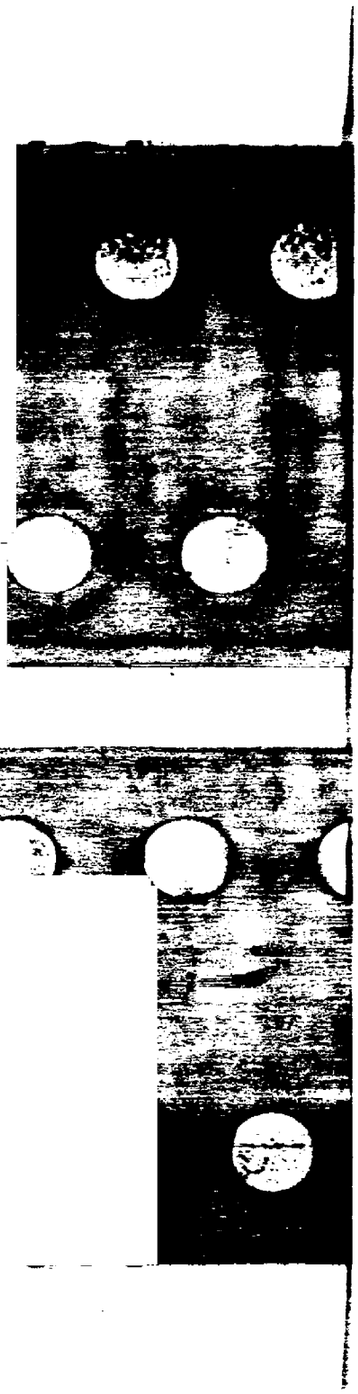
STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM N. HIX, to me known to be the person who executed the foregoing instrument on behalf of DAVID HIX, and acknowledged that he executed the same as the free act and deed of the said DAVID HIX, for the purposes therein contained.

WITNESS my hand and official seal this the 29th day of March, 1989.

Evelyn D. Straight
NOTARY PUBLIC

My commission expires: 1/23/93



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

RECEIVED OF _____

FOR _____

BOOK 7805 PAGE 616

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 39500.00
CON TX 130.35
PRFEE 0.50
WDEED 6.00
TOTAL 136.85
CHECK 136.85

03/31/89 01 10:12 0001 0935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20856.

IDENTIFICATION REFERENCE

MAR 31 10 11 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195403