THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00259357
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Scott Garner (NAME)	same (NAME)	MAP 103-5
c/o 5750 Wilshire Blvd, #590 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 62
Los Angeles, Ca 90036 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by James Garner, Trustee, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 7836 PAGE 456

Patrick D. Cecil, an unmarried person,

have this day bargained and sold, and do hereby transfer and convey unto the said James Scott Garner, Trustee of the Garner Living Trust dated 6/30/88 *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 294 on the plan of Horton Heights Section H, of record in Book 3600, page 100, Register's Office for said County.

Said Lot No 294 fronts 165.0 feet on the southwesterly margin of Fleetwood Drive and extends back 348.4 feet on the northeasterly line and 429.5 feet on the southwesterly line to a dead line in the rear, measuring 120.0 feet thereon.

Being the same property conveyed to Patrick D. Cecil, unmarried, by deed from Martha S. Rogers and Martha S. Hoehn of record in Book 7558, page 459, Register's Office for Davidson County, Tennessee.

3 1 3 U 3

IDENTIFICATION

MAY 9 8 35 AM '89

4151 05/09 0101 03CHECK 463.55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 138,500.00

Subscribed and sworn to before me this the 4th *day of* May 19 89

Affiant

My commission expires: 11/12/90 *(Affix Seal)*

Notary Public

This is improved (X) property, known as 6439 Fleetwood Drive, Nashville, Tn 37 *(House Number) (Street) P.O. Address:*

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 4th *day of* May, 19 89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Patrick D. Cecil

Patrick D. Cecil, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Patrick D. Cecil, an unmarried person,

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

Witness my hand and official seal at Nashville *Tennessee, this* 4th *day of* May, *19* 89

Betsy B Edwards *Notary Public*

Commission expires 11/12/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

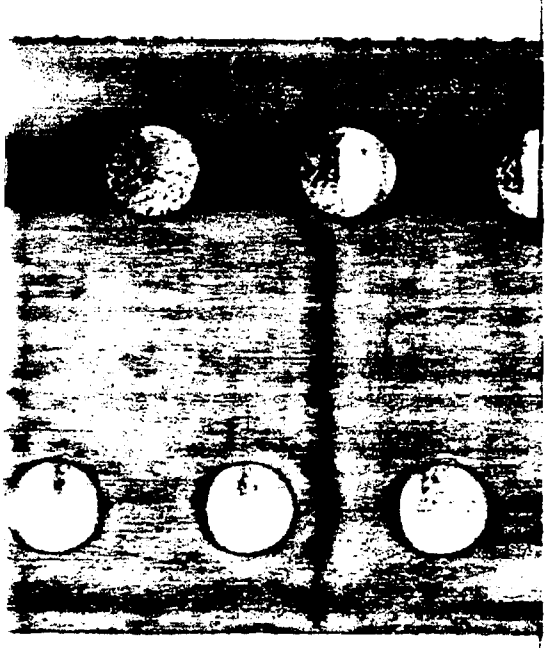
Commission expires _____

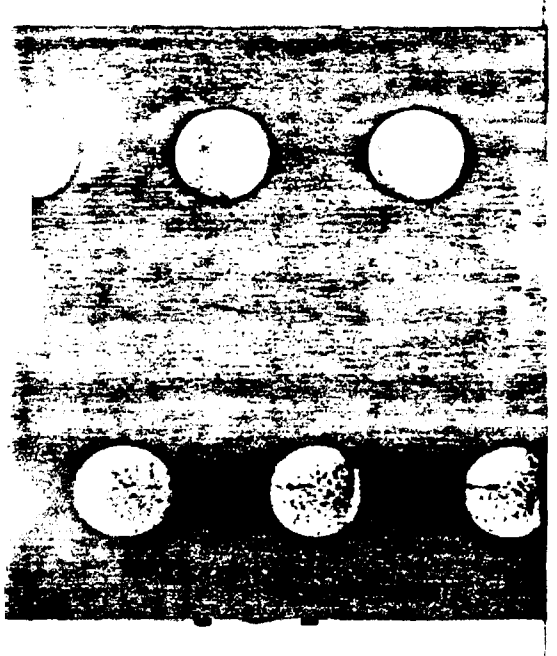
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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

CAMT

138500.00

CON TX 457.05

PRFEE 0.50

WDEED 6.00

TOTAL 463.55

CHECK 463.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/09/89 01 08:36 0001 4161

31303

IDENTIFICATION

MAY 9 8 35 AM '89

FELIX Z. WILSON

REGISTER OF DAVIDSON COUNTY

No. 207611