BOOK 7920 PAGE 653

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,227.31

Patricia J. Midgett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28~~ 22 DAY OF ~~July~~ August, 19 89

Notary Public

MY COMMISSION EXPIRES 12/29/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Patricia J. Midgett (NAME)	CityFed Mortgage Company (NAME)	42-7A-49
845 Hermitage Circle (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	11D-92922
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (P.O. ZIP)	

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, SAM GARNER and wife, MARY E. GARNER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA J. MIDGETT, unmarried,

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. 213 on the Plan of Revised Phase Two, HERITAGE SQUARE, as of record in Plat Book 5200, Page 378, as amended in Book 6054, Page 49, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Sam Garner and wife, Mary E. Garner by deed from Winfred D. Wallbrown and wife, Brenda S. Wallbrown of record in Book 7040, Page 477, Register's Office for Davidson County, Tennessee.

AS part of the consideration for this conveyance is the Grantees assumption of the Deed of Trust of record in Book 5992, Page 216, Register's Office for Davidson County, Tennessee, which secures one note in the original principal amount of $44,750.00 now payable to CityFed Mortgage Company the unpaid balance of which indebtedness the Grantees do hereby agree to assume and to pay in accordance with the terms and conditions of said Note and Deed of Trust.

Improved Property:
Property Address: 845 Heritage Circle, Madison, TN 37115

THIS conveyance is subject to all restrictions and easements of record.

This is improved / unimproved property, known as _____
(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 our hand s this 28 day of July, 19 89

STATE OF TENNESSEE
County of SUMNER

B01 PAGE

Personally appeared before me,

SAM GARNER and wife, MARY E. GARNER

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of July , 19 89

Commission expires 12/29/90

W. K. Georgas, Jr., Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

59899

IDENTIFICATION REFERENCE

AUG 23 11 21 AM '89

DAVIDSON COUNTY, TN

MAIL ENV.

8189 08/23 0101 03CHECK 182.56

WARRANTY DEED

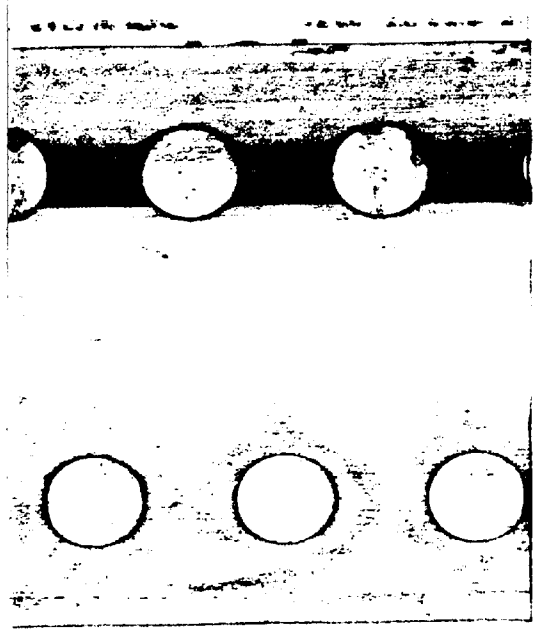
FROM

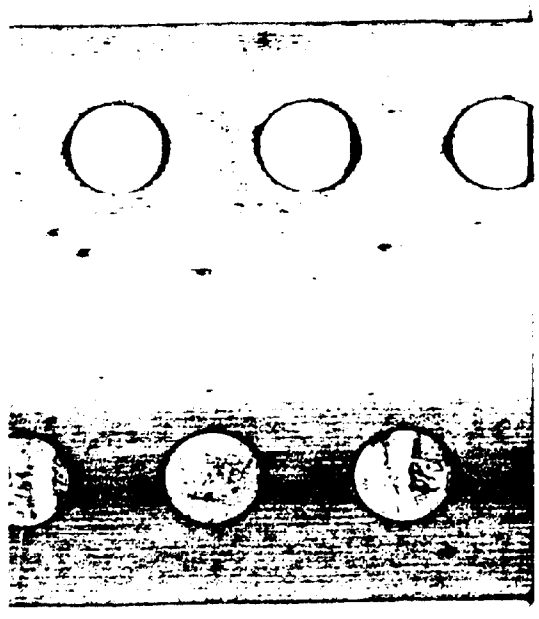
SAM GARNER ET UX

TO

PATRICIA J. MIDGETT, unmar

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077





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 53227.31
CON TX 175.56
PRFEE 1.00
WDEED 6.00
TOTAL 182.56
CHECK 182.56

08/23/89 01 09:23 0001 8189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59899

IDENTIFICATION REFERENCE

AUG 23 3 22 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 241429