File # 163

FORM NO. WD-1

BOOK 7930 PAGE 741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF September, 19 89

Notary Public

MY COMMISSION EXPIRES: 5/8/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARK H. ANDERSON, ATTORNEY AT LAW, 2500 Hillsboro Road, Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Steven L. Garner (NAME)	Metropolitan Federal Savings and Loan (NAME)	104-12-68
1804 Blair Blvd. (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	24W-03085
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37202 (CITY) (STATE) (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, Scott Clayton and Howard W. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven L. Garner and wife, Miriam Ann Myers

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 the Davidson County, Tennessee, being Lot No. 6 on the Map of W. W. Dillon's Subdivision of Lots 1 and 2 in George I. Waddey's Subdivision of the Baxter Lands, of record in Book 332, page 115, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the westerly side of 21st Avenue South, formerly Hillsboro Pike, as widened, and runs back with the northerly margin of Portland Avenue 150 feet, more or less, to an alley, measuring 53.7 feet thereon.

Being the same property conveyed to Scott Clayton and Howard W. Anderson by deed from First American Trust Company, N.A., of record in Book 7890, page 343, Register's Office for Davidson County, Tennessee.

Dollye F. Clayton, spouse of Scott Clayton and Sarah A. Anderson, spouse of Howard W. Anderson, join in this conveyance for the express purpose of conveying any right, title or interest they may have in the subject property.

6348.6

IDENTIFICATION REFERENCE

SEP 5 12 21 PM '89

DAVIDSON COUNTY, TN

1578 09/05 0101 03CHECK 667.00

This is unimproved ( ) improved (X) property, known as 1935 21st Avenue South, Nashville, Tennessee 37212
(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 5th day of September, 19 89

Scott Clayton

Howard W Anderson
Howard W. Anderson

Dollye F. Clayton

Sarah A. Anderson
Sarah A. Anderson

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 Scott Clayton and wife, Dollye F. Clayton and Howard W. Anderson and wife, Sarah A. Anderson

the bargainors, 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 5th day of September, 1989.

Commission Expires 5/8/91

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

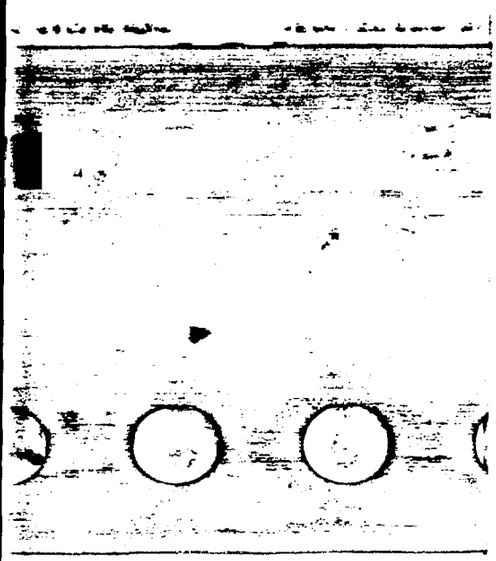
Scott Clayton and

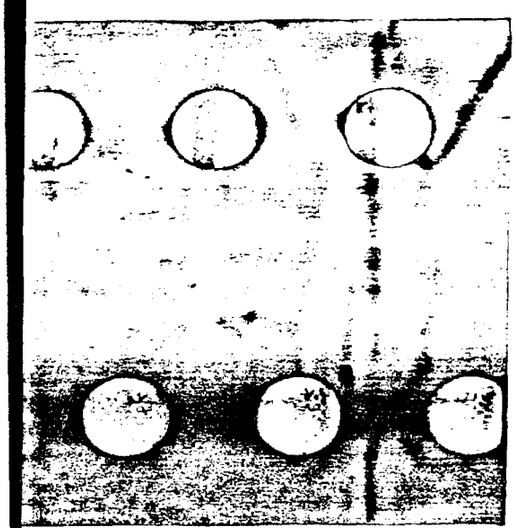
Howard W. Anderson

TO

Steven L. Garner and wife,

Miriam Ann Myers





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 200000.00
CON TX 660.00
PRFEE 1.00
WDEED 6.00
TOTAL 667.00
CHECK 667.00

09/05/89 01 12:21 0001 1578

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63486

IDENTIFICATION REFERENCE

SEP 5 12 21 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245607