Title 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,204.64

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 19 89.

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Bill Garmon (NAME)	Altus Bank (NAME)	149-02-0A
701 Bayswater Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7006 (STREET ADDRESS)	011.00CO
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Dothan, AL 36302 (CITY) (STATE) (ZIP)	02D 74463

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, Kent Viator and wife, Terri Viator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill Garmon and wife, Terry Garmon

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. 11 on the Plan of Piccadilly Square, Phase I of record in Book 5200, Page 720, 721 and 722, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kent Viator and wife, Terri Viator by deed from Larry G. Bryson and wife, Toni Kihara, of record in Book 7350, Page 359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Altus Bank of record in Book 6975, Page 275, said Register's Office with a present unpaid balance of approximately $69,204.64, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

Grantees also jointly and severally hereby assume the obligations of Larry G. Bryson and wife, Toni Bryson under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance fothe indebtedness above mentioned.

This instrument is executed on behalf of Kent Viator and wife, Terri Viator by Terry E. DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 1938, Page 600, in the Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 701 Bayswater Circle, Antioch, TN 37013
(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 6th day of September, 19 89

Kent Viator Terri Viator

Kent Viator by Terry E. DeSelms ATTY-IN-FACT Terri Viator by Terry E. DeSelms ATTY-IN-FACT

BOOK 7938 PAGE 602

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent Viator and wife, Terri Viator

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 Antioch, Tennessee, this 6th day of September, 19 89.

Notary Public

Commission Expires October 9, 1991

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 _____.

4840 09/15 01 01 OSCHECK 268.36

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Kent Viator and wife, Terri Viator

TO
Bill Garmon and wife, Tery Garmon

66249

IDENTIFICATION REFERENCE

SEP 15 11 35 AM '89

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

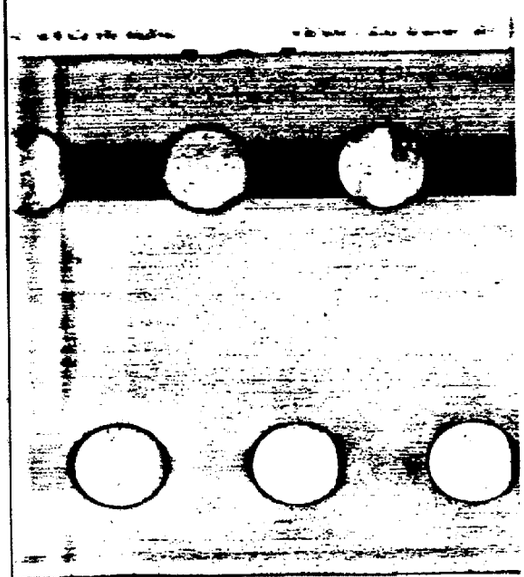
STATE OF TENNESSEE
COUNTY OF DAVIDSON

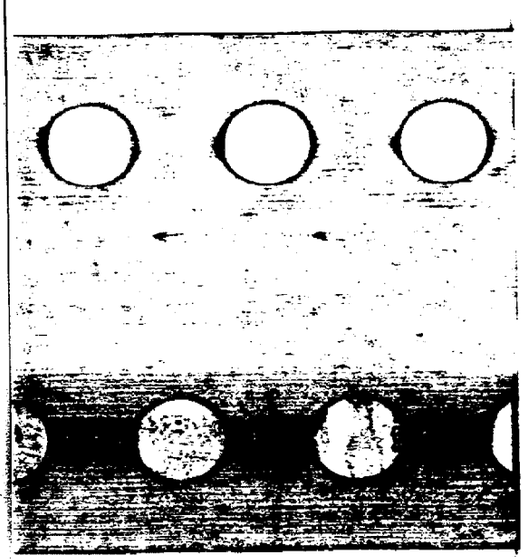
On this 6th day of September, 1989 before me personally appeared Terry E. DeSelms the person who executed the foregoing instrument on behalf of Kent Viator and wife, Terri Viator and acknowledged that he executed the same as the free act and deed of the said Kent Viator and wife, Terri Viator, through Power of Attorney granted him by the said Kent Viator and wife, Terri Viator.

Commission expires: 10-9-91

Notary Public

NOTARY PUBLIC AT LARGE STATE OF





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7938 PAGE 603

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	79204.64
CON TX	261.36
PRFEE	1.00
WDEED	6.00
TOTAL	268.36
CHECK	268.36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/89 01 11:35 0001 4840

6 6 2 4 9

IDENTIFICATION REFERENCE

SEP 15 11 35 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248830