BOOK 8057 PAGE 69

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF March 19 90

Notary Public

MY COMMISSION EXPIRES November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol H. Garner (NAME)	American National Financial, (NAME)	50-3-48
1505 Pineview Drive (ADDRESS)	100 Ashford Center No., Ste. 250 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Atlanta, GA 30388 (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, William A. Boyd and wife, Agnes G. Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol H. Garner, 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:

Being Lot No. 44 on the Plan of Bellshire Terrace, Section One, Phase Two, of record in Book 6250, page 179, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to William A. Boyd by deed from J.B. Gibbs and Chester Melvin of record in Book 7196, page 648, Register's office for Davidson County, Tennessee.

9100 03/02 0101 03CHECK 216.55

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 90.

Deputy Register

DAVIDSON COUNTY TN.
MAR 2 2 59 PM '90
IDENTIF. REFERENCE
07975

unimproved ( )
This is improved (X) property, known as 1505 Pineview Drive, Nashville, TN 37207
(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 my hand this 1st day of March 19 90

William A. Boyd

Agnes G. Boyd

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 A. Boyd and Agnes G. Boyd

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March 19 90

Commission expires November 10, 1991

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that 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

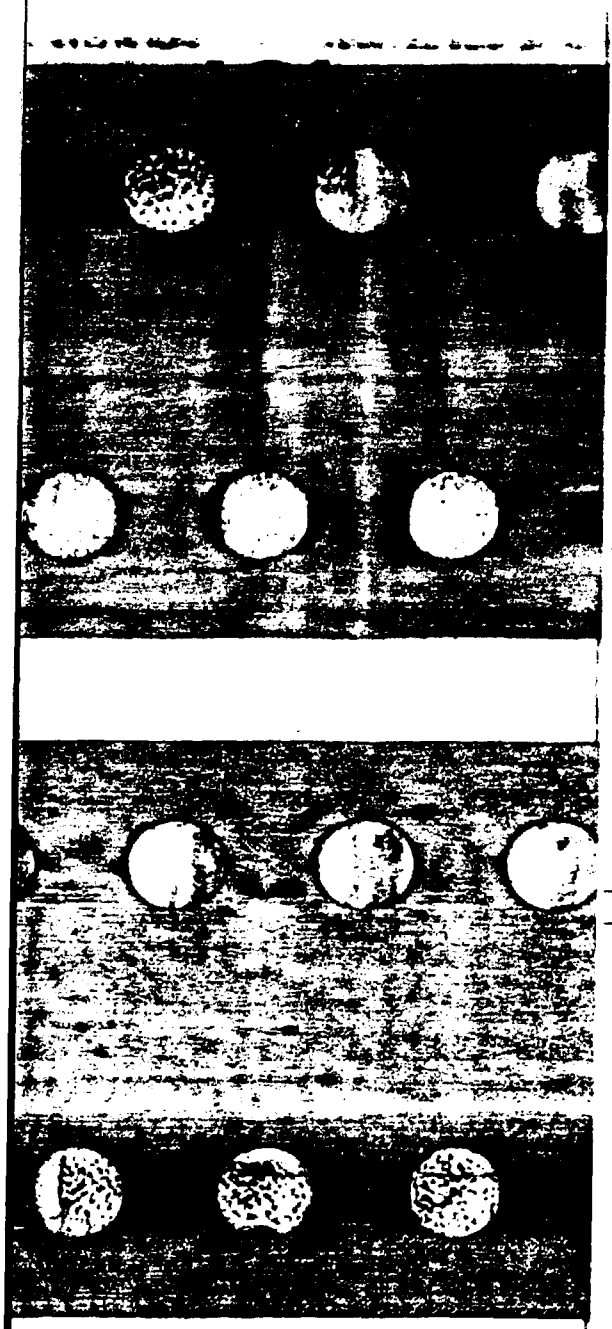
Notary Public

WARRANTY DEED

FROM
William A. Boyd

TO
Carol H. Garner

RETURN TO:
LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 63500.00
CON TX 209.55
PRFEE 1.00
WDEED 6.00
TOTAL 216.55
CHECK 216.55

03/02/90 01 14:57 0001 9100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07975

IDENTIF. REFERENCE

MAR 2 2 59 PM '90

DAVIDSON COUNTY TN.

No. 297611