STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES: 5-10-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth D. Garner (NAME)	Same as New Owner (NAME)	MAP 42-16
201 Edgemeade Blvd. (ADDRESS)	(ADDRESS)	PARCEL 93
Madison, TN 37115 (CITY) (STATE) (ZIP)	(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, Cornelius H. Fleming and wife, Allene Andrews Fleming

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth D. Garner and husband, Peggy Garner

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 the easterly 100 feet of Lots Nos. 40 and 41 on the Plan of Douglas Levine Subdivision, Madison, Tennessee, as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 40 and 41 fronts 100 feet on the northerly side of Woodruff Street and runs back between parallel lines 200 feet to the southerly line of Lot No. 42.

Being the same property conveyed to Cornelius H. Fleming and wife, Aleene A. Fleming, by deed from Nannie A. Jones et al, of record in Book 1102, page 301, Register's Office for Davidson County, Tennessee.

IT IS HEREBY AGREED AND UNDERSTOOD THAT ALLENE ANDREWS FLEMING, ALEENE A. FLEMING, ALLENE ANDREWS FLEMING, ALENNE A. FLEMING are one and the same person.

53005

IDENTIFICATION REFERENCE

Aug 29 8 21 AM '90

FELIX Z. WHITE JR. REGISTER
DAVIDSON COUNTY, TN

4167 08/29 0101 03CHECK 221.50

This is improved (X) unimproved ( ) property, known as 204 Woodruff Street, Madison, Tennessee 37115
(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 4th day of August 19 90

Cornelius H. Fleming
Cornelius H. Fleming

Allene Andrews Fleming by Glendon Cornelius Fleming attorney in fact
Allene Andrews Fleming

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 Cornelius H. Fleming and wife, Allene Andrews Fleming

the bargainor, and 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 Madison, Tennessee, this 4th day of August, 19 90.

Commission expires 5-20-92

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CORNELIUS H. FLEMING to me known to be the person who executed the foregoing instrument in behalf of ALLENE ANDREWS FLEMING, and acknowledged that he executed the sme as the free act and deed of the said ALLENE ANDREWS FLEMING.

Witness my hand and seal at Madison, Tennessee, this the 4th day of August, 1990.

My commission expires: 5/20/92

NOTARY PUBLIC

WARRANTY DEED

FROM
Cornelius H. Fleming and wife, Allene Andrews Fleming

TO
Kenneth D. Garner and husband, Peggy Garner

RETURN TO:
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

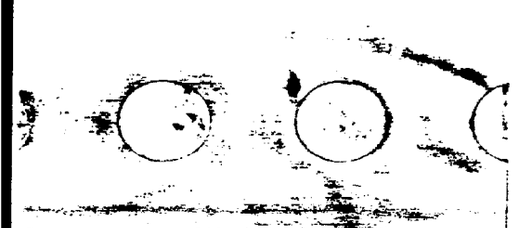
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8183 PAGE 991

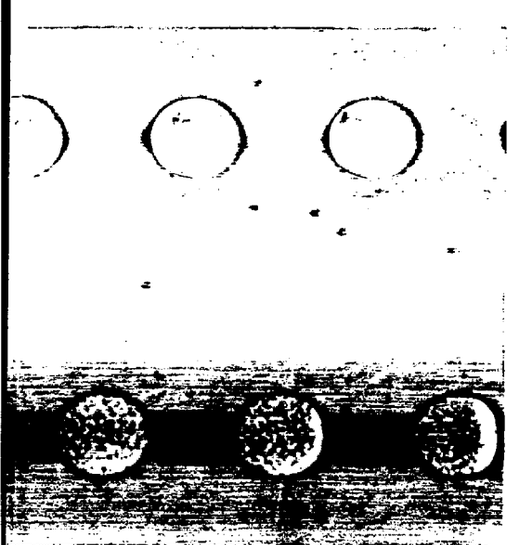


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 65000.00
CON TX 214.50
PRFEE 1.00
WDEED 6.00
TOTAL 221.50
CHECK 221.50

08/29/90 01 08:23 0001 4167



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53005.

IDENTIFICATION REFERENCE

AUG 29 8 21 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 350550