BOOK 8321 PAGE 850

WARRANTY DEED

THIS INDENTURE, made and entered into on this X 13th day of July, 1990, by and between

MICHAEL E. GAREY and SUSAN J. GAREY, husband and wife

party of the first part, and

JAMES J. TORNABENE, JR., and spouse, CYNTHIA L. TORNABENE party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 178 on the plan of Final Plat, Phase Four, Pinnacle Point Subdivision, of record in Book 6900, page 524, Register's Office for said County.

SAID Lot No. 178 fronts 60.56 feet on the broken northeasterly margin of Blue Mountain Lane and extends back 99.48 feet on the southeasterly line and 96.45 feet on the northwesterly line to a dead line in the rear, measuring 72.45 feet thereon.

Property address: 912 Blue Mountain Lane, Antioch, Tennessee 37213

Property Tax ID#: 135-14-0A 178 CO 2D-76852

BEING the same property conveyed to Michael E. Garey and wife, Susan J. Garey by deed from Centex Real Estate Corporation of record in Book 7643, page 722, Register's Office for Davidson County, Tennessee.

0350 IDENTIF. REFERENCE APR 2 10 57 AM '91 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except subject to restrictions of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments not yet due and payable.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

X Michael E. Garey
MICHAEL E. GAREY

X Susan J. Garey
SUSAN J. GAREY

STATE OF TENNESSEE, COUNTY OF X-DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, Michael E. Garey and Susan J. Garey, husband and wife, the within named bargainor, 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, at office, this X 13th day of X July, 1990

X Mary L. Goad
Notary Public

My commission expires: X 5-23-94

(FOR RECORDING DATA ONLY)

Property Address 912 Blue Mountain Lane
Antioch, TN 37013

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)

Sovran Mortgage Corporation

1512 Willow Lawn Drive

Richmond, VA 23230

This instrument prepared by: under supervision of:

Nathan C. Lee, Esq.

P O Box 358

Chester, Virginia 23831

State Tax .....$.....

Register's Fee 50

Recording Fee 6.00

Total .....$.....

T.G. #

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is

$ 101,000.00,

which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James F. Tompkins, Jr.
Affiant

Subscribed and sworn to before me this 1st day of April, 19 91

Christy Wilkins Ivey
Notary Public

My commission expires: Oct 9, 1991

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1224 04/02 0101 03CHECK 340.30

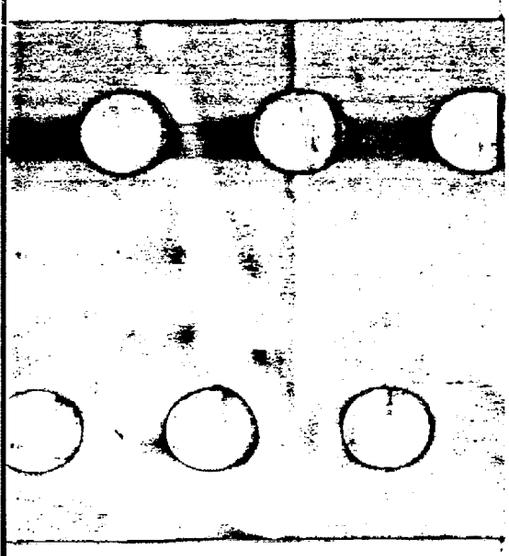
COMPLIMENTS OF MID-SOUTH TITLE INSURANCE CORPORATION

MST

Form 59 11/85

OFFICIAL RECEIPT

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



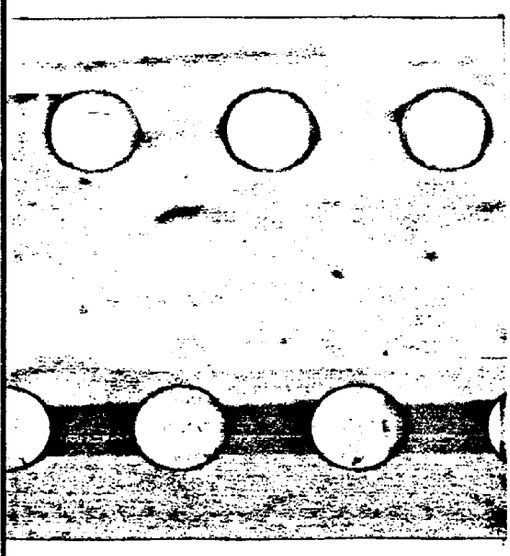
RECEIVED OF _____

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 101000.00
CON TX 333.30
PRFEE 1.00
MISC 6.00
TOTAL 340.30
CHECK 340.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/91 01 10:57 0001 1224

03509

IDENTIF. REFERENCE

APR 2 10 57 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 409330