BOOK 8403 PAGE 339

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Leilani Southard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 19 91

Notary Public

MY COMMISSION EXPIRES: 9-30-92
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEILANI SOUTHARD	ATLANTIC COAST MORTGAGE COMPANY	MAP 155-8A
(NAME)	(NAME)	
7133 POPLAR CREEK TRACE	12700 FAIR LAKES CIRCLE, STE 400	PARCEL
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	FAIRFAX, VA 22033	63
(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, D. CARLTON GARNER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEILANI SOUTHARD AND PRINCESS BOULWARE, UNMARRIED PERSONS

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. 63 on the Plan of Phase I of Poplar Creek Estates, as of record in Plat Book 6250, page 647, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to D. CARLTON GARNER, UNMARRIED, by deed of record in Book 7518, page 213, Register's Office for Davidson County, Tennessee.

32880

IDENTIFICATION REFERENCE

Jul 23 1 34 PM '91

4083 07/23 0101 03CHECK 408.45

unimproved (XX)
This is improved ( ) property, known as 7133 POPLAR CREEK TRACE, NASHVILLE, TN 37221
(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 18th day of July 1991

D. Carlton Garner
D. CARLTON GARNER

DCTN01.W 12/88
First Data Systems Inc.
1-800-626-5427

STATE OF ~~TENNESSEE~~XX INDIANA

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COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. CARLTON GARNER

the 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 and official seal at Indiana, ~~Tennessee~~, this 18th day of July 19 91

Commission expires 10/12/91

Margaret L Boast
Notary Public

My County of Residence: Marion

MARGARET L. BOAST (AFFIX SEAL)

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

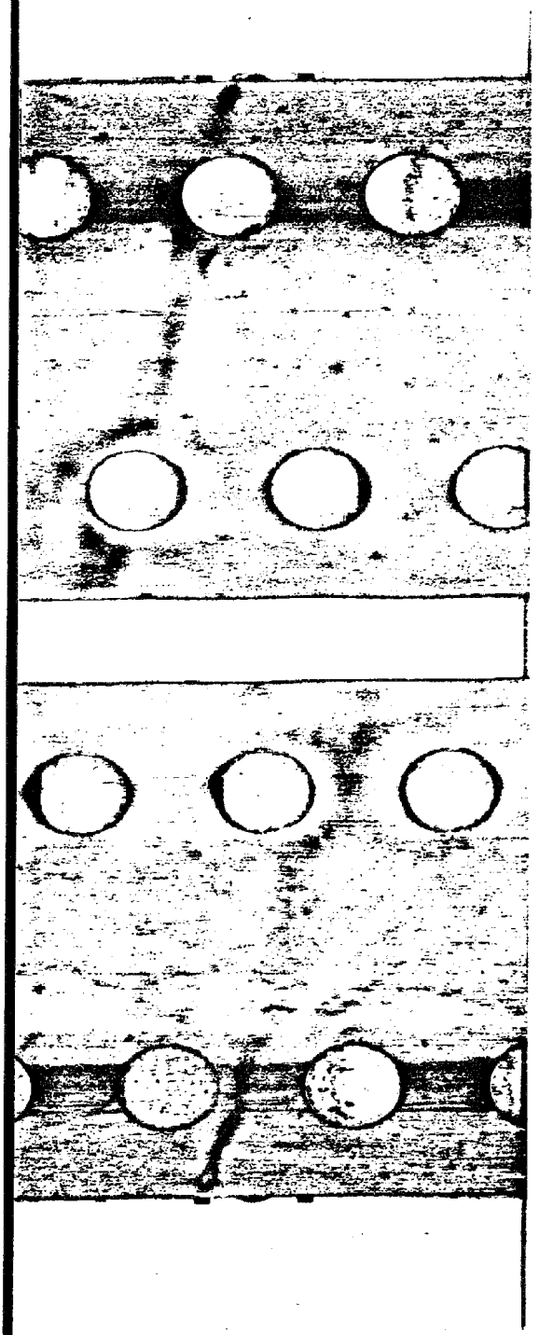
Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:



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

MAMT 108500.00
ERR CO
MAMT 108500.00-
CAMT 108500.00
CON TX 401.45
PRFEE 1.00
WDEED 6.00
TOTAL 408.45
CHECK 408.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/23/91 01 13:35 0001 4083

32880

IDENTIFICATION REFERENCE

JUL 23 1 34 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 443059