BOOK 8641 PAGE 719

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Glenn Hoyt Garner Carolyn H. Garner 218 Engel Avenue Goodlettsville, TN 37076	The Kissell Company Attn: Tax Dept. 30 Warder Street Springfield, OH 45501	MAP and PARCEL 018-11-0 013.00

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jerry E. Litton and Angela Karen Litton, divorced** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Glenn Hoyt Garner and Carolyn H. Garner, Husband and Wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 29 on the Plan of Connell Estates, Section 2, of record in Book 2900, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Jerry E. Litton and wife, Angela Karen Litton by Warranty Deed from Michael H. Achy and wife, Emily H. Achy of record in Book 6880, Page 545, said Register's Office.

This is property with a common address of 218 Engel Avenue, Goodlettsville, TN 37076.

It is understood and agreed between the parties that part of the consideration for the conveyance of said property is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 6880, Page 548, said Register's Office.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: a) Deed of Trust of record in Book 6880, page 548, said Register's Office; b) Property taxes for the current year, said taxes remaining in escrow and payment of said assumed by the Grantees; c) All matters in the plan of record in Book 2900, page 130, said Register's Office; d) Restrictive covenants contained in Book 3180, Page 73, said Register's Office.

7223 06/03 0101 03CHECK 440-27

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $117,109.05

Glenn Hoyt Garner
Affiant

Subscribed and sworn before me this 29th day of May, 1992.

Notary Public

My Commission Expires: 7-23-94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **May, 1992**.

/ Jerry E. Litton
Jerry E. Litton

/ Angela Karen Litton
Angela Karen Litton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **Cindy S. Smith**, a Notary Public in and for said County and State, the within named **Jerry E. Litton and Angela Karen Litton, divorced**, with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **29th** day of **May, 1992**.

Notary Public

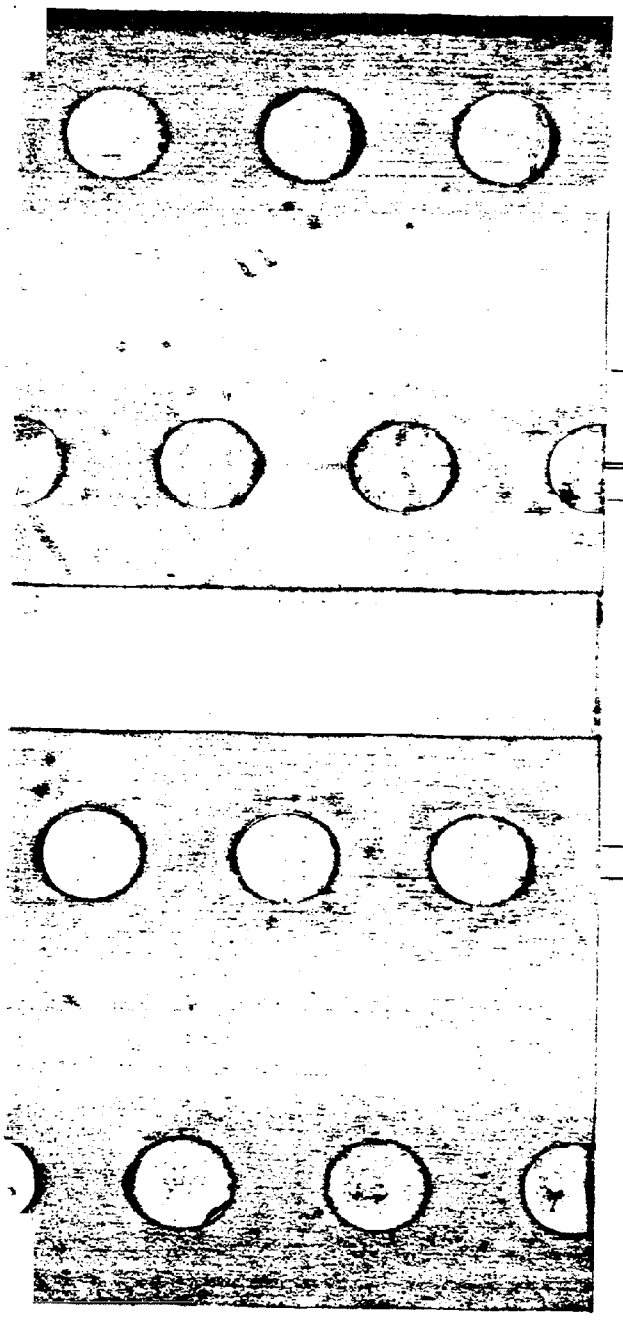
My Commission Expires: 7-23-94

1-5763

IDENTIF. REFERENCE

JUN 3 9 01 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8641 PAGE 721

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

MAMT 117109.05

ERR CO

MAMT 117109.05-
CON TX 433.27
PRFEE 1.00
WDEED 6.00
TOTAL 440.27
CHECK ~~440.27~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/03/92 01 ~~00:59 0001 7223~~

CAMT 117109.05
~~TOTAL~~ ~~0.00~~
~~CHECK~~ 0.00

06/03/92 01 09:00 0001 7224

I 5763

IDENTIF. TREFERENCE

JUN 3 9 02 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 537023