PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 32062)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $127000.00

Susan S. Garner
Affiant

Sworn and subscribed before me this 10th day of July, 1992.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Susan S. Garner
3001 Blakemore Avenue
Nashville, TN 37212

RESPONSIBLE FOR PAYMENT OF TAXES:
NationsBanc Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS
104-07-092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan Karp and Bernard Karp,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan S. Garner, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6, Block "2" on the plan of Fairfax Place, of record in Book 547, page 138, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the southerly margin of Blakemore Avenue and extends back between parallel lines 158.38 feet to a dead line.

Being the same premises conveyed to Jonathan Karp and Bernard Karp, as joint tenants with rights of survivorship by deed from Beth E. Pack of record in Book 7691, page 949, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Bernard Karp by Jonathan Karp as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

28099
IDENTIF. REFERENCE
JUL 16 11 50 AM '92
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

5112 07/16 0101 03CHECK 478.90

This is improved property, known as: 3001 Blakemore Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of July, 1992.

Jonathan Karp

Jonathan Karp

Bernard Karp

Bernard Karp, By: Jonathan Karp, Atty-In-Fact

State of Tennessee
County of Davidson

On this 6th day of July, 1992, before me the undersigned authority, personally appeared Jonathan Karp, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public

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 **Jonathan Karp**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Bernard Karp**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of July, 1992.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jonathan Karp and Bernard Karp

TO: Susan S. Garner

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Jonathan Karp, Affiant

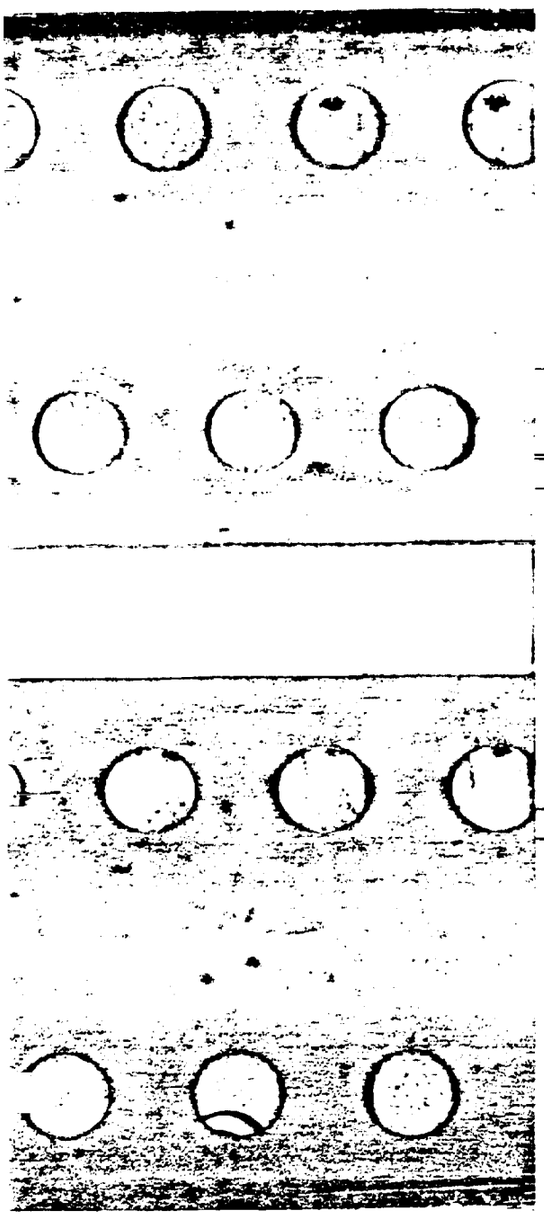
Sworn to and subscribed before me this

6th day of July, 1992.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8677 PAGE 345

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 127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
TOTAL 478.90
CHECK 478.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/16/92 01 11:50 0001 6112

28099

IDENTIF. REFERENCE

JUL 16 11 50 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 550846