27-B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Elbert O. Garner Brenda H. Garner 115 Chatsworth Drive Nashville, TN 37215	~~Attn: Tax Dept.~~	MAP and PARCEL 131-0-0-F 012.00 Co

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, **William B. Dunlop and Carol B. Dunlop, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Elbert O. Garner and Brenda 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Chatsworth, formerly Buxton Square, as of record in Plat book 5200, page 575, to which plan specific reference is made herein for a complete description of metes and bounds.

Being the same property conveyed to William B. Dunlop and wife, Carol B. Dunlop by quitclaim deed from William B. Dunlop of record in 6825, Page 457, and to Wiliam B. Dunlop by deed from Howard W. Anderson and wife, Sarah A. Anderson of record in Book 6670, Page 591, said Register's office.

This is property with a common address of 115 Chatsworth Drive, Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 575, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6049, Page 665, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $285,000.00

Affiant

Subscribed and sworn before me this 26th day of February, 1993.

My Commission Expires: 1-23-94

Notary Public

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. BOOK 8875 PAGE 50

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 **26th** day of **February, 1993**.

William B. Dunlop

Carol B. Dunlop

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **William B. Dunlop and Carol B. Dunlop, Husband and Wife** , 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 **26th** day of **February, 1993**.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **26th** day of **February, 1993.**

Notary Public
My Commission Expires:

File No. 9302-044

9591 1

INSTRUMENT REFERENCE

MAR 1 10 40 AM '93

DAVIDSON COUNTY, TN

RECEIVED FOR RECORD AND RECORDED

MAR 3 11 01 AM 1993

$25.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8875 PAGE 51

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

	DAMT
	285000.00
CON TX	1054.50
PRFEE	1.00
WDEED	8.00
TOTAL	1063.50
CHECK	1063.50

03/01/93 01 08:29 0001 7625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95911

IDENTIFICATION REFERENCE

MAR 1 8:30 AM '93

DAVIDSON COUNTY, TN

No. 625218