WARRANTY DEED

FROM: JOHN ELTON GARNER AND WIFE, GAIL GARNER

TO: THERESA R. CALTON

ADDRESS NEW OWNER AND SEND TAX NOTICES TO:

Theresa R. Calton
4487 Post Road, Unit 153
Nashville, TN 37205

PICK-UP

93 OCT -5 PM 2:36

REGISTER

71461

IDENTIFICATION REFERENCE

MAP: 103-15-0-B

PARCEL: 153.00CO

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, John Elton Garner and wife, Gail Garner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Theresa R. Calton, hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being a certain condominium apartment in said County, known as Unit 153 in a Horizontal Property Regime which is located on the Plat of Lion's Head Condominium Apartments, as of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made.
>
> Being the same property conveyed to Doris L. Kelley by deed from Doris Lasko and husband, Harry Lasko of record in Book 5688, page 109, Register's Office for Davidson County, Tennessee. The said Doris L. Kelley having since died, and by her Last Will and Testament of record in Book 8290, page 358, R.O.D.C., Tennessee, said property passed to John Elton Garner and wife Gail Garner under the residuary clause of the Will (Item Seventh).
>
> This is improved property known as Unit 153, Lion's Head Condominium Apartments, 4487 Post Place, Nashville, Tennessee 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, her heirs, successors and assigns, forever.

The Grantors covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good

right to convey it, and that the said land is unencumbered except for 1993 taxes, which are prorated and assumed by the Grantee.

The Grantors further covenant and bind themselves, their heirs, successors and representatives, to warrant and defend the title to the said land to the Grantee, her heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this 5th day of October, 1993.

John Elton Garner
JOHN ELTON GARNER

Gail Garner
GAIL GARNER

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 John Elton Garner and wife, Gail Garner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WINTESS my hand and official seal at Nashville, Tennessee this 5th day of October, 1993.

George H. Cate, Jr.
NOTARY PUBLIC

My commission expires:
5/24/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Theresa R. Calton
THERESA R. CALTON

Subscribed and sworn to before me this 5th day of October, 1993.

George H. Cate, Jr.
NOTARY PUBLIC

My commission expires:
5/24/94

This instrument prepared by: George H. Cate, Jr., Attorney
95 White Bridge Road
Suite 503, Cavalier Building
Nashville, TN 37205
615/352-8677

8993 10/06 0101 03CHECK 401.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9107 PAGE 378

CD - 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 105000.00
				CON TX 388.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 401.50
				CHECK 401.50
10/06/93	01			14:39 0001 8993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71461
IDENTIF. & REFERENCE

93 OCT -6 PM 2:36
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 706887