BOOK 9303 PAGE 449 FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 1994

Notary Public

MY COMMISSION EXPIRES: 1-19-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
T. LARRY EDMONDSON, ATTORNEY
SECOND FLOOR, 808 BROADWAY, NASHVILLE, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Michael R. Garland (NAME)	Same (NAME)	95-2-168
400 Sunset Dr. K-51 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Johnson City, TN 37604 (CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Walter S. Perkins and wife, Elizabeth Perkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Garland

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON ~~DAVIDSON~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 23 on the Plan of Cottage Place Condominiums, of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, in Book 6569, Page 212, and by Second Amendment of record in Book 6636, Page 722, said Register's Office.

Being the same property conveyed to Walter S. Perkins and Mary Lee Perkins Armstrong by Quitclaim Deed from W. Wayne LeRoy, Trustee, of record in Book 9155, Page 569, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Walter S. Perkins by Quitclaim Deed from Mary Lee Perkins Armstrong of record in Book 9155, Page 571, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record in the Register's Office for Davidson County, Tennessee.

Elizabeth Perkins joins in this conveyance to convey any marital interest she may have in the property.

This is ( ) unimproved (X) improved property, known as 205 Cottage Place, Unit 23, Nashville, TN
(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 our hand s this 29TH day of March, 1994

Walter S. Perkins

Walter S. Perkins

Elizabeth Perkins

Elizabeth Perkins

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STATE OF ~~TENNESSEE~~ Florida
~~XXXXXXXXXX~~
~~XXXXXXX~~ County Dade

Personally appeared before me, Walter S. Perkins and wife, Elizabeth Perkins, a Notary Public in and for said County and State, the within named Walter S. Perkins and wife, Elizabeth Perkins

the bargainor $, with whom I am personally acquainted, (or 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 Miami Shores, ~~Tennessee~~, this 29th day of March, 19 94.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: Dec. 20, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Dorothy McDevitt Cruz Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Walter S. Perkins and wife,

Elizabeth Perkins

TO

Michael R. Garland

ATTORNEYS TITLE
A Minnesota Title Company

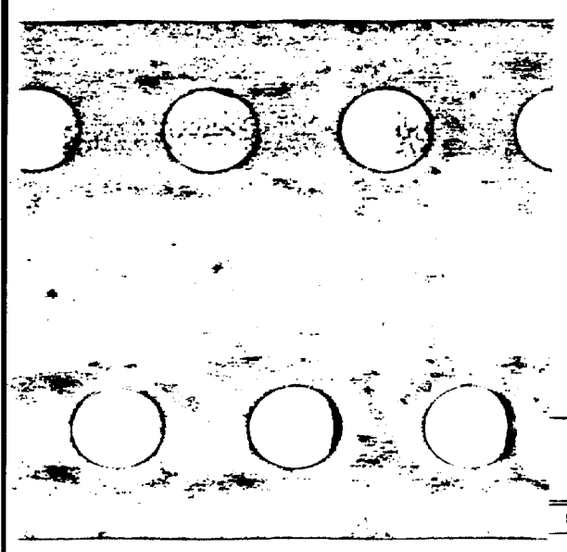
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

0650 04/06 0101 03CHECK 275.40

35932
IDENTIF. & REFERENCE

94 APR -6 AM 10:40

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.



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 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 72000.00
				CON TX 266.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 275.40
				CHECK 275.40
			04/06/94 01	10:42 0001 0650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35932
IDENTIF. ↑ REFERENCE

94 APR -6 AM 10:40

REGISTER
DAVIDSON COUNTY, TN.

No. 775897