STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00.

Peggy Garner
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 1994.

Deanne M. Cathey
Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

MAIL ENV.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
94 JUL -8 AM 9:25

69080
IDENTIF. → REFERENCE

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Kenneth D. Garner, etux	SAME AS NEW OWNERS	51-15A-53

201 Edgemeade Blvd., Madison 37115-2412

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **WAYNE E. HILTON, a/k/a WAYNE HILTON and wife, PATRICIA F. HILTON**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **KENNETH D. GARNER and wife, PEGGY GARNER**, (the "Grantees"), their heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennesee, being Unit No. L-53 as shown on the Plat of Quail Creek of record in Book 6328, pages 89-93, Register's Office for Davidson County, Tennessee, together with the common elements of The Quail Creek Homeowner's Association, all as described in Book 6328, page 44, et seq. said Register's Office.

Being the same property conveyed to Wayne Hilton, by deed from Quail Creek, Inc., a Tennessee Corporation, of record in Book 6632, page 753, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 420 Walton Lane, #L-53, Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 6th day of July, 1994.

Wayne E. Hilton

WAYNE E. HILTON, a/k/a
WAYNE HILTON

Patricia F. Hilton

PATRICIA F. HILTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Wayne E. Hilton, a/k/a Wayne Hilton and wife, Patricia F. Hilton, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

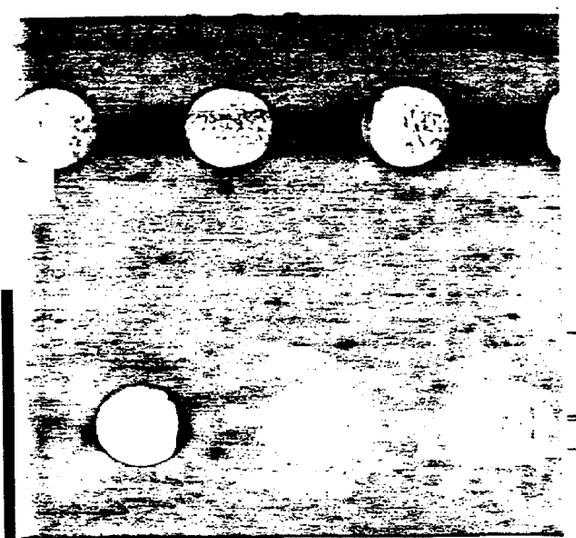
WITNESS my hand and official seal this the 6th day of July, 1994.

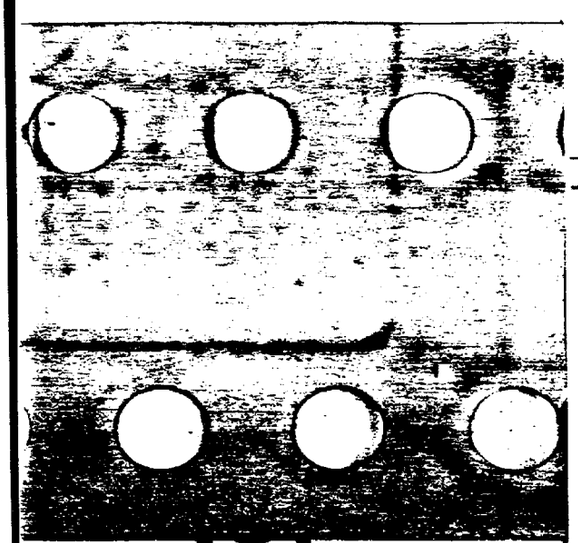
Deanne M. Cathey

NOTARY PUBLIC

My Commission Expires: 4/21/96

4797 07/08 0101 03CHECK 164.40





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

RECEIVED OF _____

FOR _____

BOOK 9401 PAGE 761

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CHMT 42000.00
				CON TX 155.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 164.40
				CHECK 164.40
			07/08/94 01	09:25 0001 4797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69080
IDENTIF. ↑ REFERENCE

94 JUL -8 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 811431