BOOK 9501 PG 216

508

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Steve W. Garst Elaine Morgan Garst 301 Leisure Court Antioch, TN 37013	Carl I. Brown & Co. 612 W. 47th Street Kansas City, MO 64112	Map 162-160B Parcel 006.00CO

This instrument prepared by: Robert J. Notestine, III, Attorney At Law, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Cynthia M. Thomas, unmarried (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Steve W. Garst and wife, Elaine Morgan Garst (the "Grantees"), Grantees's 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 Unit No. 6 on the Plan of Leisure Heights, Section One, Phase One, of record in Book 5800, page 267, amended in Book 6396, page 502, said Register's Office, together with the appurtenant interests in the common areas as set forth on said plan and as more fully described in the Declaration of Covenants, Conditions and Restrictions of Leisure Heights Homeowner's Association of record in Book 6146, page 241, as amended in Book 6150, page 585, Book 6259, page 862, Book 6396, page 504, and Book 7303, page 232, said Register's Office.

Being the same property conveyed to Cynthia M. Thomas by General Warranty Deed from The Corporeal Group, a Tennessee general partnership of record in Book 7532, page 133, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements of record.

This is improved property commonly known as 301 Leisure Court, Antioch, TN 37013.

The property is subject to a certain Deed of Trust to Cynthia M. Thomas, dated April 29, 1988, recorded in the land records of Davidson County, Tennessee, on April 29, 1988 in Book 7532, page 138, and Grantees (jointly and severally) expressly assume and promise to keep and perform all covenants and obligations of the Grantor therein named and further expressly assume and promise to pay the obliation under the terms of said Deed of trust this agreement of assumption being evidenced by the Grantees acceptance of this Deed.

02617
IDENTIF. & REFERENCE

95 OCT 25 PM 12:05
REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $68,156.77.
[
[Affiant
[Subscribed and sworn to before me this
[24th day of October, 1994.
[
[Notary Public
[My Commission Expires May 28, 1995
[

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's successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of October, 1994.

Cynthia M. Thomas

1209 10/25 0101 03CHECK 261.34

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 Cynthia M. Thomas, who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of October, 1994.

Notary Public

My Commission Expires: May 28, 1995

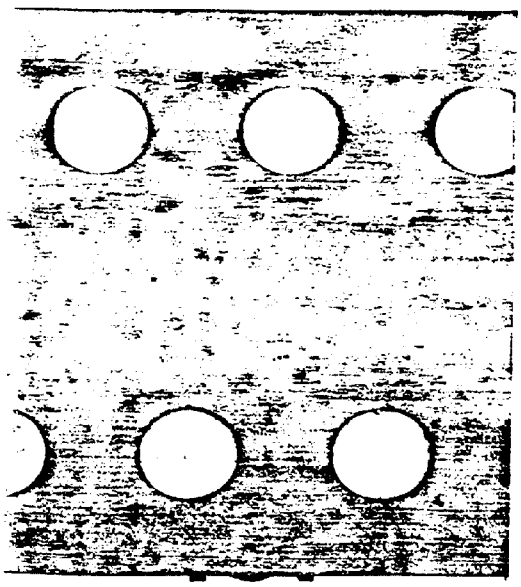


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9501 PG 218

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 68156.77
CON TX 252.34
PRFEE 1.00
WDEED 8.00
TOTAL 261.34
CHECK 261.34

10/25/94 01 12:05 0001 1209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02617
IDENTIF. # REFERENCE

94 OCT 25 PM 12:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 847364