OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,750.00

Roger D. Garland
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF January, 19 95

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires: 11-20-95

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Avenue, Nashville, Tennessee 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Roger D. Garland (NAME)	SAME (NAME)	91-10-247
517 Snyder Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Mildred S. Rust, unmarried

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Roger D. Garland, unmarried

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of J. M. Davidson's Subdivision of Block "B" in Vernon and Lovell's Holman Heights Subdivision as of record in Book 332, page 25, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of Foster Street and extends back between parallel lines 155 feet to an alley.

Being the same property conveyed to Charles Edwin Rust and wife, Mildred S. Rust by deed from James B. Shearon and wife, Mary Ruth Shearon of record in Book 5336, page 702, Register's office for said County, the said Charles Edwin Rust having since died.

24535
IDENTIF. & REFERENCE

95 JAN 11 P1:12:28
ELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

1133 01/11 0101 01CASH 41.19

unimproved ( )
This is improved (X) property, known as 517 Snyder Avenue, Nashville, Tennessee 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 10th day of January, 19 95.

Mildred S. Rust

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9569 PG 15

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 Mildred S. Rust, unmarried, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of January, 19 95.

My Commission expires:
11-25-95

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

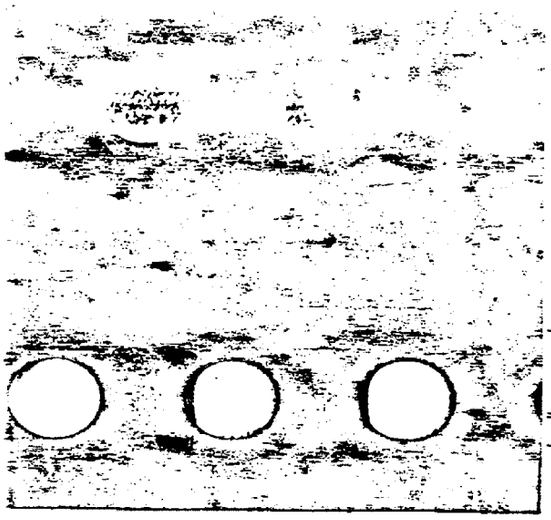
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

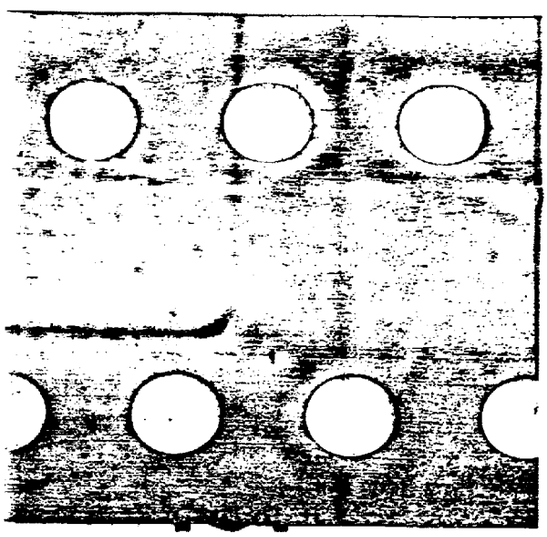
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9569 PG 16

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 8750.00
CON TX 32.19
PRFEE 1.00
WDEED 8.00
TOTAL 41.19
CASH 41.19

01/11/95 01 12:28 0001 1133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24535
IDENTIF. & REFERENCE

95 JAN 11 PM 12:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 870985