BOOK 9589 PG 557

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Nancy W. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 1995.

Notary Public

(AFFIX SEAL)

My Commission Expires: 4/21/96

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2021 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Opal L. Jerman 3151 McGavock Pike Nashville, TN 37214	SAME AS NEW OWNER	84-8-50

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, **JOHN E. GARRETT, TRUSTEE**, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said **OPAL E. JERMAN**, (the "Grantee"), her successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 201 on the Plan of Lincoya Hills, Section VII, as of record in Book 2331, page 119, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John E. Garrett, Trustee, by deed from Ernestine B. Wilkerson, an unmarried person, by deed of record in Book 9589, page 554, Register's Office, Davidson County, Tennessee.

This is improved property known as 3151 McGavock Pike, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, her 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her 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.

FEB 6 11:19:49

MAIL ENV.

32105

WITNESS my hand this the 3rd day of February, 1995.

John E. Garrett, Trustee
JOHN E. GARRETT, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

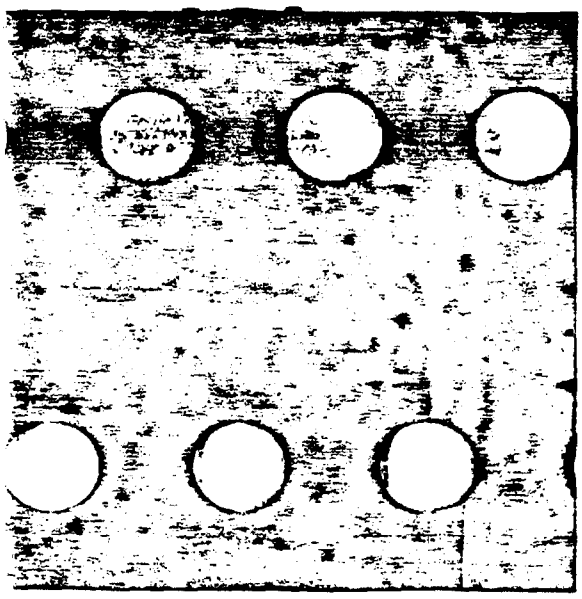
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, John E. Garrett, Trustee, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 3rd day of February, 1995.

Deanne M. Cathey
NOTARY PUBLIC



My Commission Expires: 4/21/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

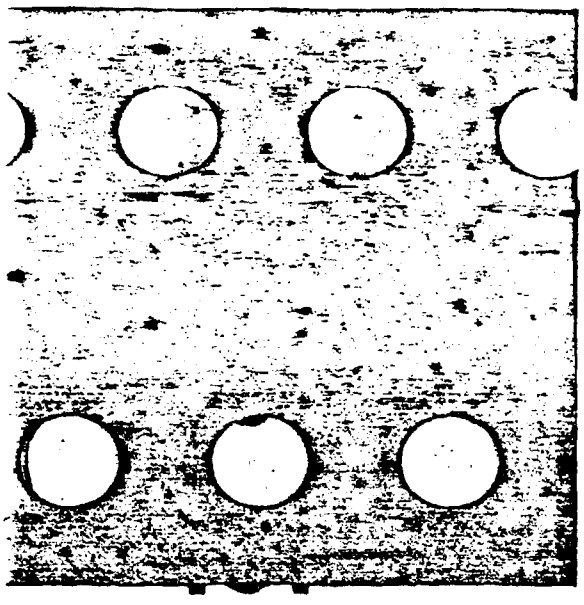
RECEIVED OF _____

FOR _____

BOOK 9589 PG 559

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	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	8.00
TAX	416.00
CHECK	416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/06/95 01 10:50 0001 9470

32105
IDENTIF. & REFERENCE

95 FEB -6 AM 10:49

REGISTER
DAVIDSON COUNTY, TN.

No. 879215