BOOK 9653PG 57

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other goods and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **NOBLE LEON GARNER AND JENNYE RUIZ**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **DAVID HOOD, JR. AND WILLIAM G. BYRD, JR.**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the plan of Haywood Hills, Section V, as of record in Book 4675, page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 65.0 feet along the westerly margin of Algonquin Trail and extends back 171.7 feet on the northerly line and 149.7 feet on the southerly line to a dead line in the rear on which it measures 51.16 feet.

Being the same property conveyed to Noble Leon Garner and Jennye Ruiz by deed from Charles Terry Cathey, dated May 17, 1984, recorded May 18, 1984, Book 6294, page 739, Register's Office for Davidson County, Tennessee.

[illegible] 112.50

This conveyance is made subject to easements and setback line shown on plan of record in Book 4675, page 143, Register's Office for Davidson County, Tennessee, and to any and all easements and restrictions of record.

This property is conveyed in "AS IS" condition.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 21st day of April, 1995

Noble Leon Garner
NOBLE LEON GARNER

Jennye Ruiz
JENNYE RUIZ

95 APR 24 PM 1:36

51362

IDENTIFICATION REFERENCE

BOOK 9653 PG 58

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared NOBLE LEON GARNER AND JENNYE RUIZ, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 21st day of April, 1995.

Melissa McBroom
Notary Public

My Commission Expires: 01/22/99

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $28,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melissa McBroom
Affiant

Subscribed and sworn to before me this 21 day of APRIL, 1995.

John D. McBroom
Notary Public

My Commission Expires: MARCH 16, 1999

THIS INSTRUMENT PREPARED BY:

mail to

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

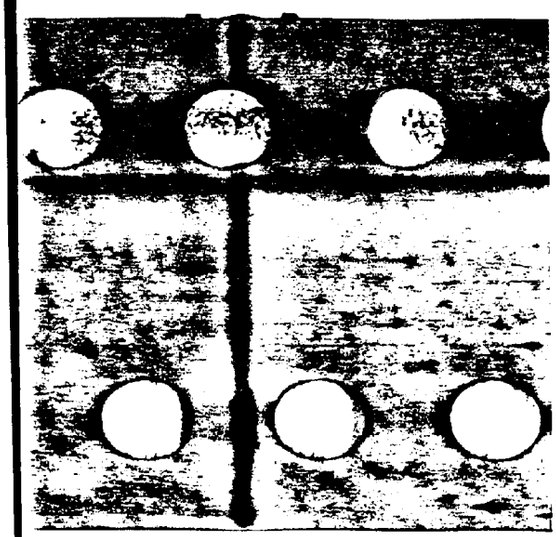
MAP AND PARCEL NUMBERS: Map 162-03-0 Parcel – 396.00

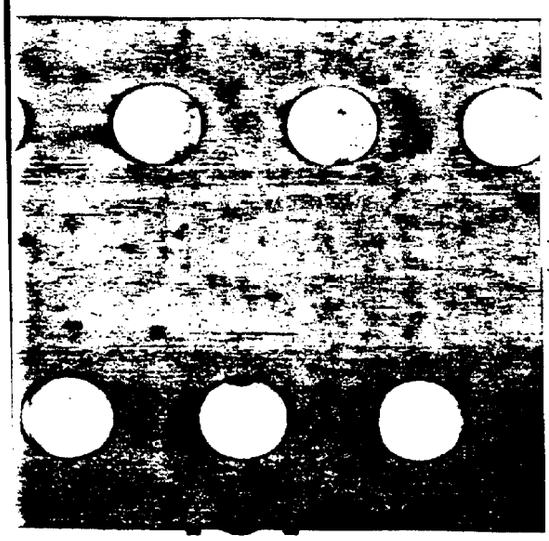
ADDRESS NEW OWNER:

David Hood, Jr. et al
4973 Algonquin Trail
Antioch, TN, 37013

SEND TAX BILLS TO:

New Owners





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9653 PG 59

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	28000.00
CON TX	103.60
PRFEE	1.00
WDEED	8.00
TOTAL	112.60
CHECK	112.60

04/24/95 01 13:37 0001 3963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54362

IDENTIFICATION REFERENCE

95 APR 24 PM 1:36

REGISTER
DAVIDSON CO. TENN.

No. 903415