THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

FILE IN BOX #33B
MAP 162-16B
PARCEL 6

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9783 PG 146

The actual consideration or value, whichever is greater, for this transfer is $69,426.69.

Affiant

Subscribed and sworn to before me this the 1st day of September, 1995.

My Commission Expires: 3-21-98

Notary Public

LINDA F. BURNSED
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
R. GARRY CHAFFIN	FTB MORTGAGE SERVICES
(Name)	(Name)
301 LEISURE COURT	PO BOX 781639
(Street Address)	(Street Address)
ANTIOCH, TN 37013	DALLAS, TX 75378

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **STEVE W. GARST and wife, ELAINE MORGAN GARST,** hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto **R. GARRY CHAFFIN,** hereinafter called the "Grantee", his 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 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 interest 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 6395, page 504, and Book 7303, page 232, said Register's Office.
>
> Being the same property conveyed to Steve W. Garst and wife, Elaine Morgan Garst by Deed from Cynthia M. Thomas, unmarried, of record in Book 9501, page 216, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as: 301 Leisure Court
> Antioch, TN 37013

The subject property is conveyed subject to that certain Deed of Trust executed by Cynthia M. Thomas, an unmarried person, of record in Book 7532, page 138, re-recorded in Book 7544, page 755, and assigned in Book 7608, page 180, Register's Office for Davidson County, Tennessee. Grantee expressly assumes and promises to pay the existing debt obligation under the terms of said Deed of Trust, this agreement to assume such obligation being evidenced by the Grantee's acceptance of this Warranty Deed.

BOOK 9783PG147

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee", his heirs and assigns forever; and "Grantors" do covenant with the said "Grantee" that they 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 herein set out; and "Grantors" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee", his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto on this 1st day of September, 1995.

STEVE W. GARST

ELAINE MORGAN GARST

9373 09/05 0101 03CHECK 265.00

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named STEVE W. GARST and wife, ELAINE MORGAN GARST, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 1995.

My Commission Expires: 3-21-98

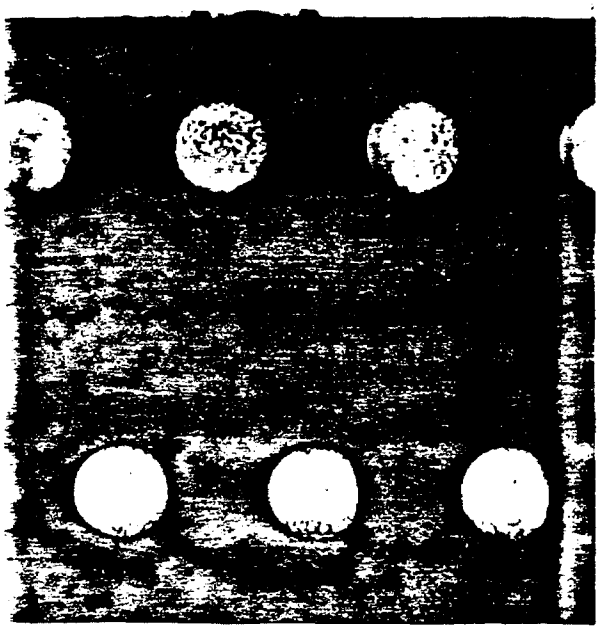
Notary Public

garry.WD

LINDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

00963641

RECEIVED FOR RECORD
95 SEP -5 AM 8:54
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9783 PG 148

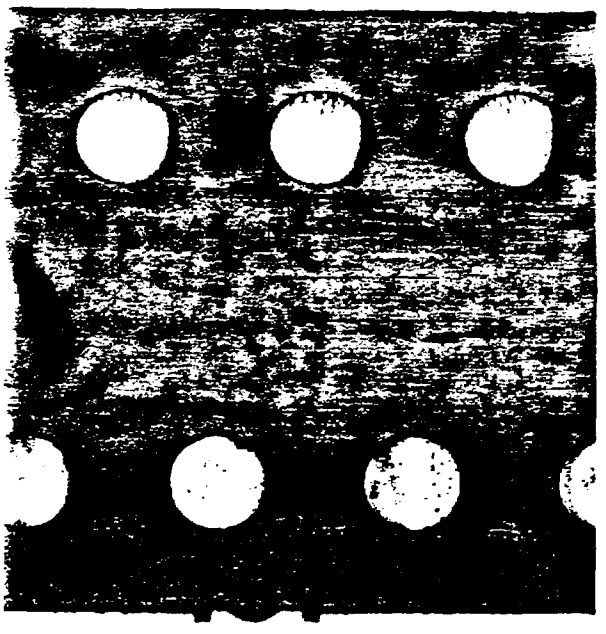
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69426.69
CON TX 256.88
PRFEE 1.00
WDEED 8.00
TOTAL 265.88
CHECK 265.88

09/05/95 01 08:55 0001 9873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0096364
IDENTIF. # REFERENCE

95 SEP -5 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 948775