0132349

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 DEC 15 AM 11:07

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

W & I Ref: (mn) Title No: 37232
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David R. Garner 7570 Bidwell Road Joelton, Tennessee 37080	Arlington Mortgage Corporation 5400 Maryland Way, Suite 102 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 14-47

WARRANTY DEED

BOOK 9889 PG 524

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phyllis M. Garman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David R. Garner, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Richard B. Omohundro, Engineer, dated April 12, 1969, as follows:

BEGINNING at a point in the easterly margin of Bidwell Road and the center of Long Creek (being also the beginning point of the real estate heretofore conveyed to Truman E. Durham, and wife, by deed of record in Book 4342, Page 983, said Register's Office); thence with the center of Long Creek, North 72 degrees 13' East 116 feet, more or less, to an iron pin; thence North 1 degree 21' West 181.7 feet, more or less, to an iron pin by a 20" oak; thence North 3 degrees 38' East 819.7 feet, more or less, to an iron pin, thence North 73 degrees 13' West 9.9 feet, more or less, to an iron pin in the easterly right-of-way of Bidwell Road; thence with the easterly margin of said road 1,102.6 feet to the point of beginning.

BEING the same property conveyed to Phyllis M. Garman by deed from Kenneth M. Hambrick, and wife, Joanne Gay Hambrick, of record in Book 5223, page 688, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.
This is improved property, known as: 7570 Bidwell Road, Joelton, Tennessee 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of December, 1995.

Phyllis M. Garman

Phyllis M. Garman

BOOK 9889 PG 525

State of Tennessee
County of Davidson

On this 8th day of December, 1995, before me the undersigned authority, personally appeared **Phyllis M. Garman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 89500.00

Affiant

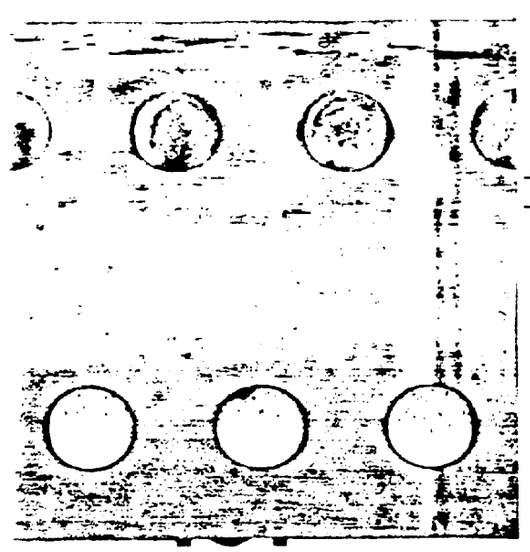
Sworn and subscribed before me on the 8th day of December, 1995.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

8624 12/15 0101 03CHECK 340.15





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9889 PG 526

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 89500.00
CON TX 331.15
PRFEE 1.00
WDEED 8.00
TOTAL 340.15
CHECK 340.15

12/15/95 01 11:08 0001 8624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

013234.9
IDENTIF. & REFERENCE

95 DEC 15 AM 11:07
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 987072