10015-503

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Timothy Lee Garrett 3246 Lakeshore Drive Old Hickory, TN 37138	Mortgage Resources Inc. 404 BNA Drive, #400 Nashville, TN 37217	Map 54-13 Parcel 121

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Fred J. Garrett and wife, Vera P. Garrett (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Timothy Lee Garrett, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lots Nos. 15 and 16, Section 2, on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott Property known as Dupontonia, of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee.

Beginning at a point in the centerline of Lakeshore Drive, formerly Pitts Avenue, thence South 67 degrees 25' West 70.2 feet to a stake; thence North 27 degrees 13' West 409.5 feet to an iron stake in the line between Lots 16 and 17; thence North 41 degrees 36' feet East 100 feet to an iron stake; thence South 24 degrees 16' East 451.95 feet to the point of beginning.

Being the same property conveyed to Fred J. Garrett and wife, Vera P. Garrett by Cash Deed from Secretary of Housing and Urban Development of record in Book 8555, Page 381, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3246 Lakeshore Drive, Old Hickory, Tennessee 37138.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $57,000.00.

Affiant

Subscribed and sworn to before me this 12th day of April, 1996.

Notary Public

My Commission Expires January 24, 1999

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

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of April, 1996.

Fred J. Garrett

Vera P. Garrett

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred J. Garrett and wife, Vera P. Garrett**, 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.

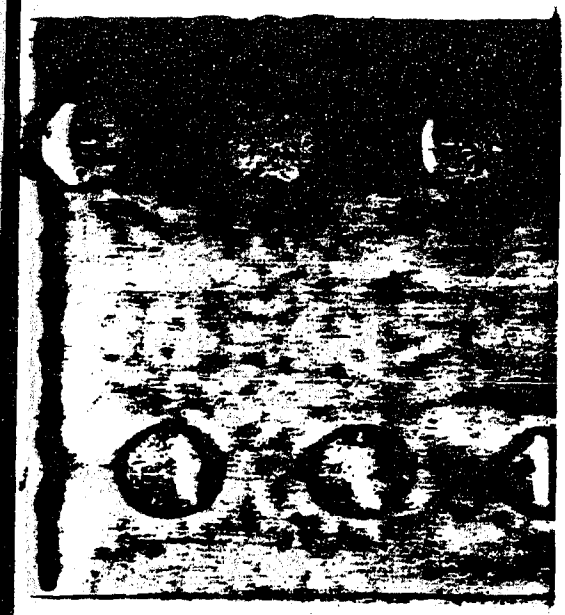
WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of April, 1996.

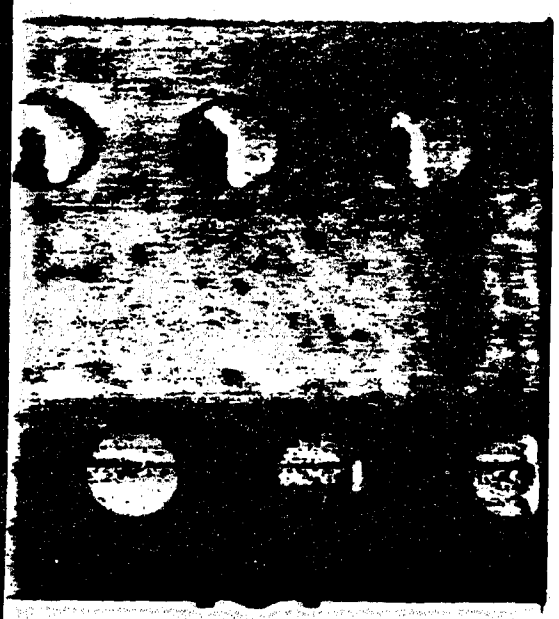
NOTARY PUBLIC

My Commission Expires: Jan 24, 1998

017520
IDENTIFICATION REFERENCE

96 APR 15 PM 2:36
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10015 PG 805

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	57000.00
CON TX	210.90
PRFEE	1.00
WDEED	8.00
TOTAL	219.90
CHECK	219.90

04/15/96 01 14:36 0001 0680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171520
IDENTIF. ↑ REFERENCE
96 APR 15 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028638