This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

FIRST UNION MORTGAGE CORPORATION
4300 SIX FORKS ROAD, SUITE 110
RALEIGH, NORTH CAROLINA

NAME OF MORTGAGEE:

FIRST UNION MORTGAGE CORPORATION
4300 SIX FORKS ROAD, SUITE 110
RALEIGH, NORTH CAROLINA

ADDRESS NEW OWNERS:

TERRI P. GARNER
234 PARAGON MILLS ROAD
NASHVILLE, TN 37211

MAP 134, GROUP 13, PARCEL 258

BOOK 10098 PG 734

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF NINETY NINE THOUSAND NINE HUNDRED & NO/100 ($99,900.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, JOHN DAVID MYERS, unmarried has this day bargained and sold and does hereby transfer and convey unto TERRI P. GARNER, his/her/their/its heirs, successors or assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 106 of Woodland Hills, Phase One, Nashville, Davidson County, Tennessee, according to the Plat of record in Plat Book 6900, pages 666, 667, 668 and 669, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John David Myers, unmarried and John W. Myers and wife, Barbara J. Myers by warranty deed of Fox Ridge Homes, Inc. of record in Book 9491, page 599, Register's Office of Davidson County, Tennessee; also see Quitclaim Deed from John W. Myers and wife, Barbara J. Myers to John David Myers of record in Book 10098, page 732, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said TERRI P. GARNER, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said TERRI P. GARNER, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1996 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantee who will be responsible for the payment of said taxes when they become due and payable. Map 134-13 Parcel 258

2. Restrictive covenants contained in instrument of record in Book 7632, page 947, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Woodland Hills, Phase One, of record in Plat Book 6900, page 666-669, Register's Office of Davidson County, Tennessee, including the following: (a) 10 foot public utility and drainage easement along the northerly (rear) boundary line; (b) notes on said plat.

4. Storm Water Detention Agreement of record in Book 7262, page 388, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and

representatives, to warrant and forever defend the title to said property, to the said TERRI P. GARNER, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

PAGE 1095 735

Witness my signature on this the 20th day of June, 1996.

JOHN DAVID MYERS, unmarried

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared JOHN DAVID MYERS, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 20th day of June, 1996.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $99,900.00.

Terri P. Garner 6/20/96

Sworn to and subscribed before me, on this the 20th day of June, 1996.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

7690 06/26 0101 03CHECK 378.63

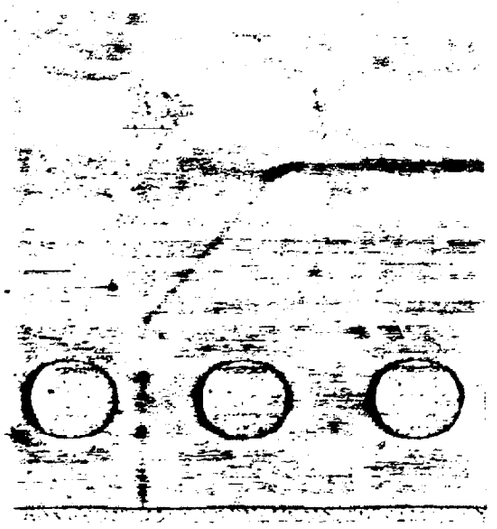
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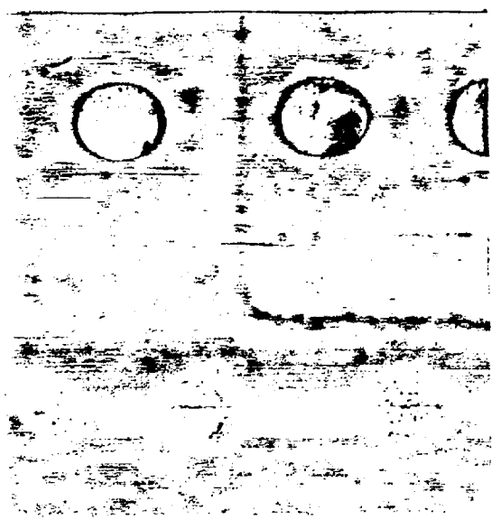
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REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01196599





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10098 PG 736

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 99900.00
CON TX 369.63
PRFEE 1.00
WDEED 8.00
TOTAL 378.63
CHECK 378.63

06/26/96 01 09:29 0001 7690

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196599
IDENTIF. # REFERENCE

96 JUN 26 AM 9:24

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055450