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

W & I Ref: (djh) Title No: 37853
Dav. Co. File: Box 8

BOOK 10107 PG 136

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paula Raye Garrett 945 Oak Valley Lane Nashville, TN 37220	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 132-13-38

WARRANTY DEED

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 **Paige Rowden Levy, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paula Raye Garrett, 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:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Oak Hill Valley of record in Plat Book 1835, page 15 and 16, Register's Office for said County.

SAID Lot No. 2 fronts 125 feet on the westerly margin of Oak Valley Lane and extend back 236.35 feet on the northerly line and 315.15 feet on the southerly line to a dead line in the rear, measuring 259.80 feet thereon.

BEING the same property conveyed to Simon Levy and wife, Paige Rowden Levy by deed from Michael R. Haggard and wife, Tamara C. Haggard of record in Book 7560, page 876, Register's Office for said County. The said Simon Levy and Paige Rowden Levy have since divorced. By Quitclaim Deed of record in Book 8158, page 523, said Register's Office, the said Simon Levy conveyed his interest in subject property to Paige Rowden Levy.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 1788 Page 186, Book 1809, page 539 and Book 1855, page 213 said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 945 Oak Valley Lane, Nashville, TN 37220

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 27th day of June, 1996. 10107 PG 137

Paige Rowden Levy

State of Tennessee
County of Davidson

On this 27th day of June, 1996, before me the undersigned authority, personally appeared **Paige Rowden Levy**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 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: $ 245000.00

Affiant

Sworn and subscribed before me on the 27th day of June, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

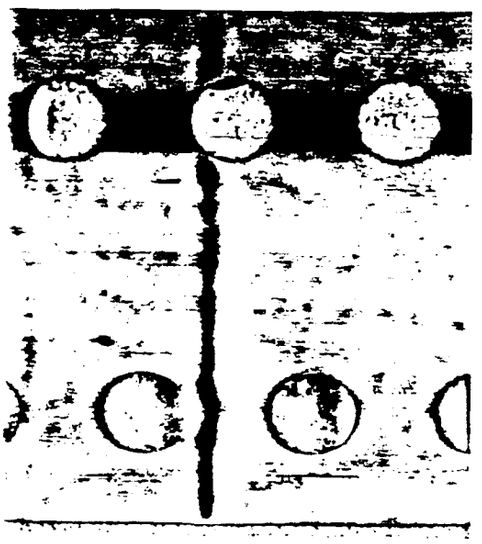
My Commission Expires: My Commission Expires 9/18/99

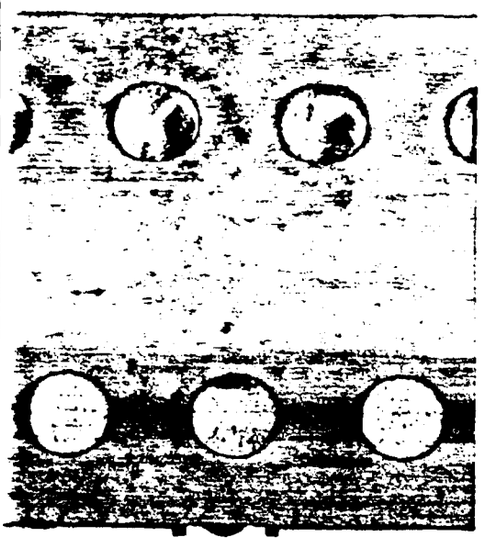
Notary Public

0199242

96 JUL -2 AM 9:44

3:03 07/02 3:01 03CHECK 915.50





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10107 PG 138

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

DAMT	
	245000.00
CON TX	906.50
PRFEE	1.00
MTGFEE	8.00
TOTAL	915.50
CHECK	915.50

07/02/96 01 09:47 0001 0490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199242
IDENTIFICATION REFERENCE

96 JUL -2 AM 9:44

REGISTER
DAVIDSON CO. TN.

No. 1058225