WARRANTY DEED

BOOK 10162 PG 394

STATE OF TENNESSEE
COUNTY OF DAVIDSON
FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN G. GARLAND	FIRST REPUBLIC MORTGAGE CORP.	MAP 141-15-0-D
(NAME)	(NAME)	
8204 Londonberry Road	3212 West End Avenue, 5th Floor	PARCEL 230CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37203	FB #09D-81849
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN D. HENSEY AND ANN J. HENSEY, AS TRUSTEES OF THE HENSEY LIVING TRUST

HEREINAFTER CALLED THE GRANTORS; HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN G. GARLAND AND WIFE, EMILY M. GARLAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 230 on the Plan of "Sheffield" on the Harpeth, Phase III-B, a Planned Unit Development, as of record in Book 7900, Page 443, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John D. Hensey and wife, Ann J. Hensey, by Deed from Phillips Builders, Inc., of record in Book 9327, Page 531, Register's Office for Davidson County, Tennessee. The said property was further conveyed to John D. Hensey and Ann J. Hensey, Trustee, (or successor trustee(s), as trustee(s) of the Hensey Living Trust, dated November 14, 1994, by Quitclaim Deed of record in Book 9533, Page 50, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Sheffield on the Harpeth, of record in Book 6925, Page 900, in Book 7145, Page 954, and as amended in Book 8505, Page 598, in Book 8747, Page 97, and in Book 9313, Page 806, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 8204 Londonberry Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of July 1996

JOHN D. HENSEY, TRUSTEE

ANN J. HENSEY, TRUSTEE

DCTN01WC

BOOK 10162 PG 395

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 ANN J. HENSEY, AS TRUSTEE OF THE HENSLEY LIVING TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 24th day of July, 1996.

Notary Public

My Commission Expires: July 24, 1999

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 JOHN D. HENSEY, AS TRUSTEE OF THE HENSLEY LIVING TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

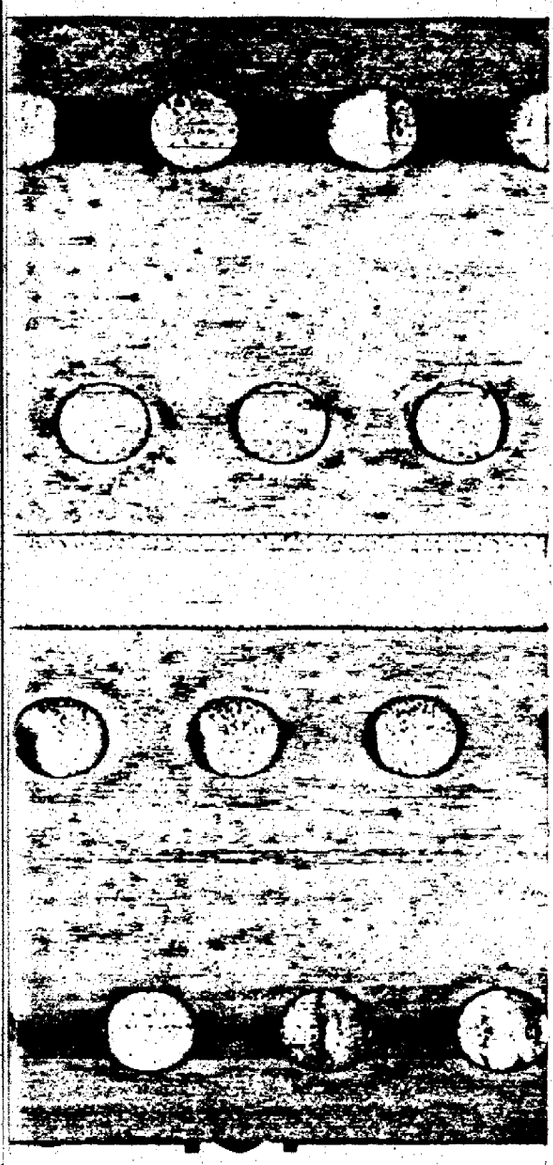
WITNESS my hand and official seal at office at Brentwood, Tennessee, this 24th day of July, 1996.

Notary Public

My Commission Expires: July 24, 1999

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

02164493
IDENTIFICATION REFERENCE
96 AUG 21 AM 8:38
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
9119 08/21 0101 03CHECK 811.90



OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10162 PG 396

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 217000.00
				CON TX 802.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 811.90
				CHECK 811.90
			08/21/96 01	08:39 0001 9119

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216493
IDENTIF. & REFERENCE

96 AUG 21 AM 8:

FELIX Z. WILSON
DAVIDSON COUNTY

No. 1021680