BOOK 10164 PG 49

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH D. GARNER (NAME)	SAME (NAME)	MAP 51-15-0-A
201 EDGEMEADE BLVD. (ADDRESS)	(ADDRESS)	PARCEL 43 CO
MADISON, TN 37115 (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, FRANK W. DILL AND WIFE, PHYLLIS D. DILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH D. GARNER AND WIFE, PEGGY GARNER

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:

Being Unit No. I-43, as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners Association, all as described in Book 6328, page 44, et seq., said Register's Office.

Being the same property conveyed to FRANK W. DILL AND WIFE, PHYLLIS D. DILL by Deed of record in Book 6637, page 373, Register's Office for Davidson County, Tennessee.

0216978
IDENTIF. ↑ REFERENCE

96 AUG 22 AM 9:53
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 420 WALTON LANE, UNIT I-43, MADISON, TN 37115
(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 20th day of August 19 96

Frank W. Dill
FRANK W. DILL

Phyllis D. Dill
PHYLLIS D. DILL

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 FRANK W. DILL AND WIFE, PHYLLIS D. DILL

the bargainor s, 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 GOODLETTSVILLE, Tennessee, this 20th day of August 19 96.

Commission expires January 24, 1998

MARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

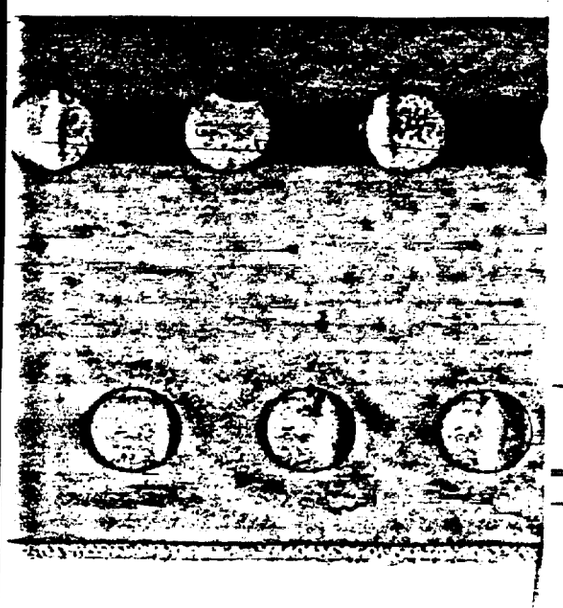
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

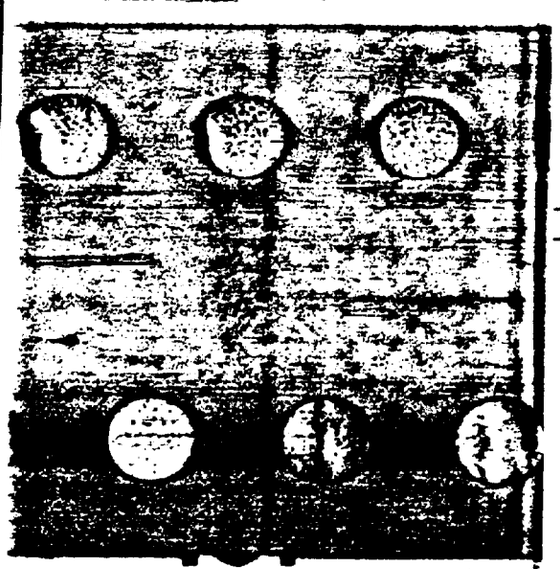
My commission expires _____

_____
Notary Public

9632 08/22 0101 03CHECK

116.30





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

RECEIVED OF _____

FOR _____

BOOK 10164 PG 51

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 29000.00
				CON TX 107.30
				PRFEE 1.00
				MDEED 8.00
				TOTAL 116.30
				CHECK 116.30
08/22/96	01			09:56 0001 9632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 16978
IDENTIF. # REFERENCE

96 AUG 22 AM 9:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022189