Box 33-B

BOOK 10179 PG 299

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $230,000.00 **AFFIANT** Subscribed and sworn to before me, this 23rd day of August, 1996. Notary Public My Commission Expires: 3-21-98

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE DAVIDSON LINDA F.

Address New Owners As Follows: Larry D. Garris and wife, Mary V. Garris, 5341 Forest Acres Drive, Nashville, TN. 37220

Send Tax Bills To: SAME

Map-Parcel Number: 118-1-43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT L. BABB AND JAMES E. BABB TO HOLD AS J.T.C. WITH ROBERT L. BABB 80% AND JAMES E. BABB 20% OF EQUITY** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LARRY D. GARRIS AND WIFE, MARY V. GARRIS**, hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I: Being part of Lot No. 21 on the Map of E.T. Noel's Subdivision, as of record in Book 57, page 128, Register's Office for said County.
Beginning at a point on the westerly margin of 12th Ave. S or Granny White Pike, as now widened and located 87' 81/2' north of the north margin of Dallas Ave., as now widened and located, beginning at the north wall of a brick building thence along the said brick building and the line of same, if extended, westerly 171' 4 1/2" to a point on the east margin of an alley; being 92' north of the north margin of Dallas Ave. as now located, said point also being 4' 7" north of an old iron pipe opposite an old post; thence with the margin of said alley northerly 40' 5" to a stake; thence easterly 171' 4" to the west margin of Granny White Pike or 12th Ave. South; said point being at the end of a concrete coping wall; thence with the margin of said pike, southerly 50' 5 3/4" to the point of the beginning.

TRACT II: Being the north part of Lot No. 21 on the Map of Dr. E. T. Noel's Subdivision, of record in Book 57, page 128, Register's office for said County.
Said part of said Lot No. 21 fronts 60 1/2' on the westerly side of 12th Ave. South or Granny White Pike, as now widened, and runs back between lines 160' more or less to a 20' alley in the rear of which it measures 50'.

Being the same property conveyed to Robert L. Babb and James E. Babb to hold as J.T.C. With Robert L. Babb 80% and James E. Babb 20% of equity by deed from Robert J. Overbey and Robert K. Overbey of record in Book 7331, page 276, Register's Office for Davidson County, Tennessee.

Property is conveyed subject to 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 2701 12th Avenue South, Nashville, Tennessee 37207.

THIS IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 hands this 23rd day of August, 1996.

Robert L. Babb

James E. Babb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT L. BABB**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of August, 1996.

Notary Public

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

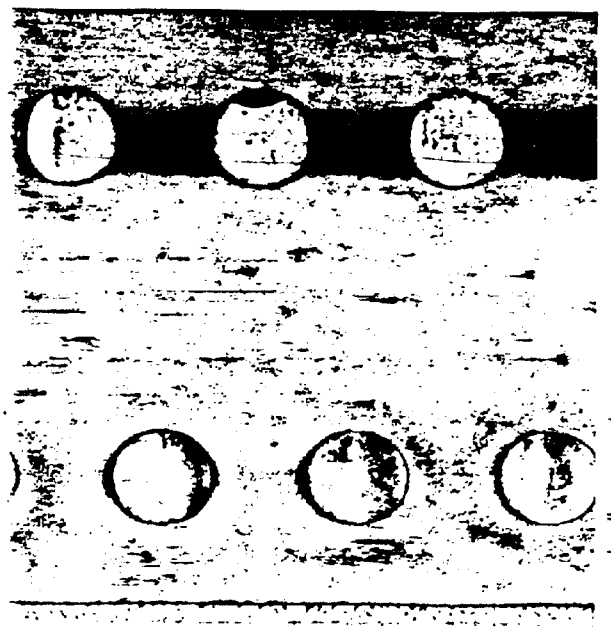
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES E. BABB**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

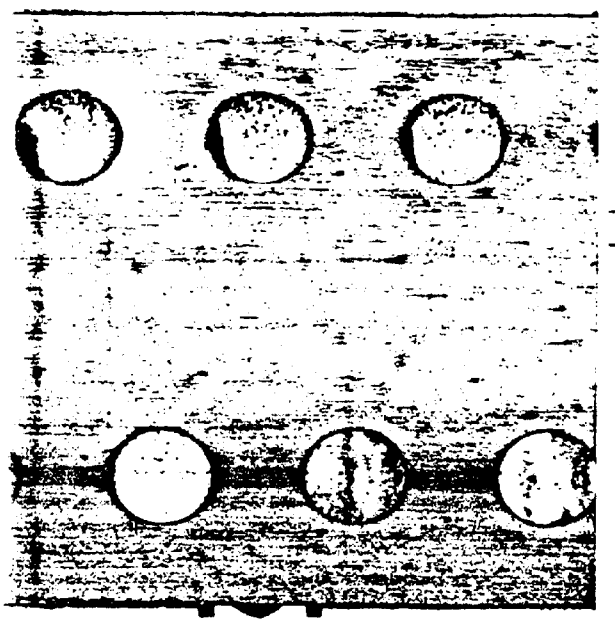
WITNESS my hand, at office, this 23rd day of August, 1996.

Notary Public

My Commission Expires: 3-21-98

0221511
IDENTIF. & REFERENCE
96 SEP -5 AM 9:01
MAX Z. HALLOCK REGISTER
DAVIDSON COUNTY, TN.
DAVIDSON COUNTY, TENN. NOTARY PUBLIC LINDA F. BURNSED AT LARGE
96105 10:07 RECHECK
860.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10179 PG 301

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	
				230000.00
			CON TX	851.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	860.00
			CHECK	860.00
09/05/96	01		09:03 0001	4466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221517
IDENTIF. # REFERENCE

96 SEP -5 AM 9:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1026967