0246227

IDENTIF. & REFERENCE

FILE BOX 57

Map 34-13, Parcel 216

96 NOV 13 PM 2:07

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

Send Tax Statements to:
Corinthian Mortgage Corporation
P. O. Box 29154
Shawnee Mission, KS 66201-9154

This Instrument Prepared By:
Joseph P. Rusnak
Tune, Entrekin & White, P.C.
21st Fl., First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 10258 PG 215

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, KENNETH D. GARNER and PEGGY W. GARNER, husband and wife (the "Grantors"), have bargained and sold and by these presents do hereby transfer and convey unto WILLIAM BARRY PAGE and FRANCES NEWELL PAGE, husband and wife (the "Grantees"), their heirs and assigns forever, the following described property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Edgemeade Farm of record in Book 3600, page 69, of the Register's Office for said County.
>
> Beginning at a point being the southwesterly corner of Lot 11 and the southeasterly corner of Lot 10 on said plan. Said point being in the northerly margin of Edgemeade Drive; thence in a westwardly direction 37 feet along the northerly margin of Edgemeade Drive, to a concrete marker; thence around a curve to the right with the margin of Edgemeade Drive, said curve having a radius of 117.9 feet and a length of 185.2 feet to a concrete marker; thence in a northerly direction 62 feet to a point being the northwesterly corner of Lot 10 and the southwestwardly corner of Lot 9; thence in an eastwardly direction 143.6 feet to a concrete marker being a common corner of Lots 7, 8, 9 and 10; thence in a southeastwardly direction 27.2 feet to a concrete marker being a common corner of Lots 7, 10 and 11; thence in a southwardly direction 155 feet to the point of beginning.
>
> Being the same property conveyed to Kenneth D. Garner and wife, Peggy W. Garner, by deed from Home Federal Savings and Loan Association of Nashville, of record in Book 4279, page 978, said Register's Office.

This is improved real property more commonly known as 201 Edgemeade Boulevard, Madison, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the Grantees, their heirs and assigns, that they are lawfully seized and possessed of said property, that they have a good and lawful

right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1996 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument with the Grantees assuming responsibility for payment of same.

2. Restrictive covenants and easements of record in Book 3805, page 772, as shown on the Plan of record in Book 3600, page 69, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantors have caused this instrument to be executed this 12 day of Nov. 1996.

KENNETH D. GARNER

PEGGY W. GARNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared KENNETH D. GARNER the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 12 day of NOVEMBER 1996.

Notary Public

My Commission expires: 27 July 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared PEGGY W. GARNER the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 12 day of NOVEMBER 1996.

Notary Public

My Commission expires: 27 July 1997

BOOK 10258 PG 207

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $89,900.00.

William Gary Boyd
Affiant

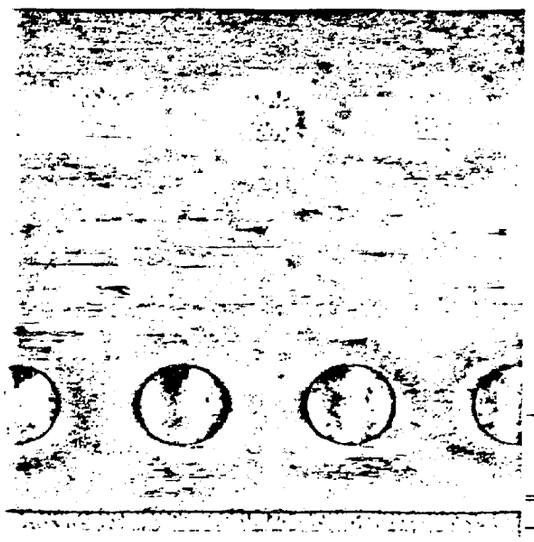
Sworn to and subscribed before me on this 12 day of November 1996.

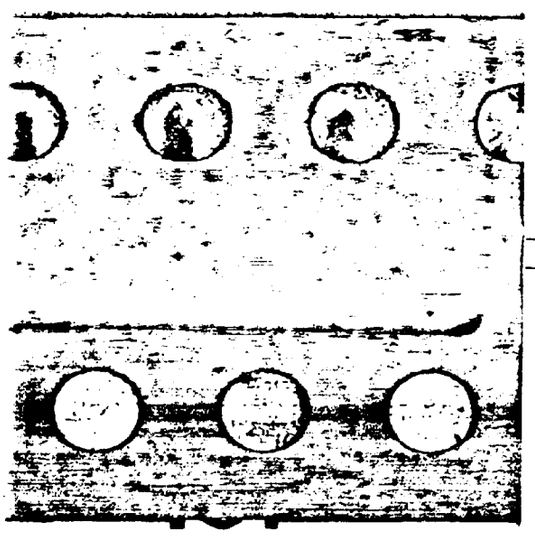
Notary Public

My Commission expires: 26 July 1997

0916 11/13 0101 03CHECK 345.63

C:\WPWIN60\JPR\GARNER\PAGEWARR.DEE





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

RECEIVED OF _____

FOR _____

BOOK 10258 PG 208

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 89900.00
				CON TX 332.63
				PRFEE 1.00
				WDEED 12.00
				TOTAL 345.63
				CHECK 345.63
11/13/96	01			14:10 0001 0916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246227
IDENTIF. ↑ REFERENCE

96 NOV 13 PM 2:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087808