Bk 35

WARRANTY DEED

File No: 00281649

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C. Avelar	Molton, Allen & Williams	Map 148-5
[NAME]	[NAME]	
352-B Leo Lane	1000 Urban Center Dr., #500	Parcel 176
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37211	Birmingham, AL	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

Cash in hand paid by David C. Avelar and Juana Reyes and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said David C. Avelar and Juana Reyes have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $38,500.00 secured by deed of trust of record in Book 5492, Page 288 in the Register's Office for Davidson County, Tennessee.

Garnett Gardner, Jr. and wife, Carolyn Jones Gardner

have this day bargained and sold, and do hereby transfer and convey unto the said David C. Avelar and wife, Juana Reyes

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 79,000.00

Subscribed and sworn to before me, this the 10TH day of DECEMBER, 19 96

Affiant

My Commission Expires: 04/14/97 [Affix Seal]

Notary Public Mary B. Simmons

unimproved ( )
This is improved (X) property known as 352-B Leo Lane, Nashville, TN 37211
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 10TH day of DECEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Garnett Gardner, Jr.

Carolyn Jones Gardner

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Mary B. Simmons, a Notary Public in and for said County and State Garnett Gardner, Jr. and wife, Carolyn Jones Gardner

the within named 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 Williamson COUNTY, Tennessee this 10TH day of DECEMBER, 19 96.

Mary B. Simmons, Notary Public

Mary B. Simmons

MARY B. SIMMONS NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires 04/14/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

BOOK 10287 PG 523

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Haywood Heights, Section 2, of record in Book 2663, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

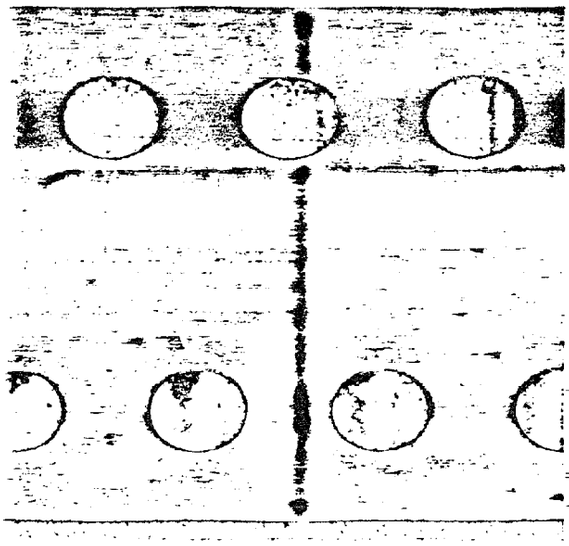
Being the same property conveyed to Garnett L. Gardner, Jr. and wife, Carolyn Jones Gardner by deed from James Ricky Connors and wife, Cathy Connors and B. W. Johnson and wife, Nancy Johnson, of record in Book 6713, page 48, Register's Office for Davidson County, Tennessee.

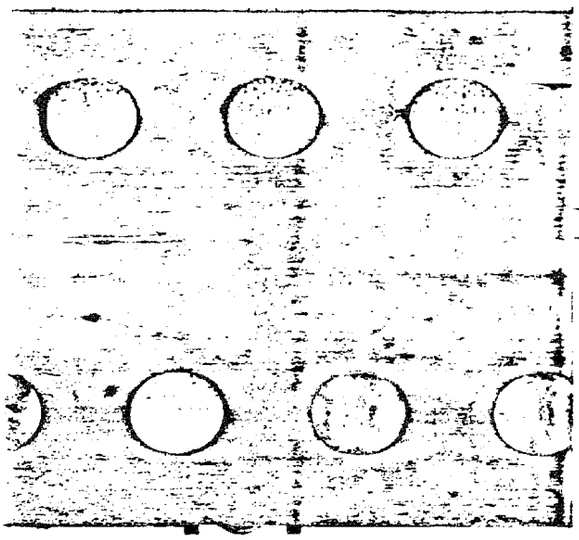
C 2 6

0254921
IDENTIFICATION REFERENCE

96 DEC 11 PM 2:20
REGISTER
DAVIDSON COUNTY, TN

4401 12/11 0101 03CHECK 305.30





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

RECEIVED OF _____

FOR _____

BOOK 10287 PG 524

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 79000.00
				CON TX 292.30
				PRFEE 1.00
				WDEED 12.00
				TOTAL 305.30
				CHECK 305.30
			12/11/96 01	14:20 0001 4601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254921
IDENTIFICATION REFERENCE

96 DEC 11 PM 2:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1097232