After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 10340 PG 452

--------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION--------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ROBERT E. MUSE JR. AND WIFE, BEVERLY JOYCE MUSE** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, MARY NORVELL GARFINKLE, A SINGLE PERSON (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, and being more particularly described as follows; to-wit:

Land in Davidson County, Tennessee, being Lot No. 16A of JUSTIN TOWNE RESUBDIVISION of lots 13 through 26, Section II, as of record in Book 5200, page 520, and re-recorded as Zone Lot Division Lots 16, 21, and 22 in Book 5200, page 681, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly right-of-way of Justin Towne Court, said point being the northeast corner of the easterly half of Lot 16, thence leaving said right-of-way South 5° 50' 00" West 202.62 feet to a point; thence North 84° 44' 57" West 30 feet to point; thence North 5° 59' 40" East 80.03 feet to a point; thence North 5° 41' 54" East 47.94 feet to a point; thence 5° 44' 40" East 71.14 feet to point in the southerly right-of-way of Justin Towne Court; thence with said right-of-way along a curve 30.48 feet to a point of beginning and containing 6.039 square feet, more or less.

Being the same property conveyed to Robert E. Muse Jr. and wife, Beverly Joyce Muse, by deed from A. Naeem Qureshi and wife Afsar Qureshi, dated April 18, 1994, recorded April 19, 1994, Book 9316, page 966, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, setback lines, and matters shown on plan of record in Book 5200, page 528 and Book 5200, page 681, Register's Office for Davidson County, Tennessee, and to any and all existing easements and restrictions affecting said property.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 3rd day of February, 1997.

Robert E. Muse Jr.

Beverly Joyce Muse

97 FEB -5 AM 10:14
ELIX Z.
DAVID[illegible] COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE
02703O7

BOOK 10340 PG 453

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Robert E. Muse Jr. and wife, Beverly Joyce Muse, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 3rd day of February, 1997.

Melissa Whitbeck
Notary Public

My Commission Expires: 01/22/99

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 64,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mary Norvell Garfinkle
Affiant

Subscribed and sworn to before me this 3rd day of February, 1997.

Melissa Whitbeck
Notary Public

My Commission Expires: 01/22/99

THIS INSTRUMENT PREPARED BY:

3370 02/05 0101 03CHECK 245.80

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP AND PARCEL NUMBERS: Map 150-02 Parcel 124.00

ADDRESS NEW OWNER:

Mary E. Garfinkle a single person
3145 Justin Towne Court
Antioch, TN 37013

SEND TAX BILLS TO:

Pacific Southwest Bank
4144 N Central Expressway #160
Dallas, TX 75204

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK. 10340 PG. 454

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
TOTAL 245.80
CHECK 245.80

02/05/97 01 10:16 0001 3370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270307
IDENTIF. & REFERENCE

97 FEB -5 AM 10: 14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1113877