BOOK 10471 PG 719

Bat 52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Marie Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF May, 19 97

Brenda R. Lehman
Notary Public

MY COMMISSION EXPIRES: 3/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Dean Hall (NAME)	Pacific Southwest Bank (NAME)	
723 Clematis Drive (ADDRESS)	4144 N. Central Expressway, #105 (ADDRESS)	115-2-98
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (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, Stephen John Garrison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Dean Hall

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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Crest Meade, Section III, of record in Book 2331, Page 150, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen John Garrison, an unmarried person by deed from John Lee Rutledge and wife, Dena M. Rutledge of record in Book 9423, page 336, Register's Office for Davidson County, Tennessee.

Stephen John Garrison and Steve Garrison are one and the same person.

Diane Pederson executes this deed for the purpose of conveying any marital rights she may have in the subject property.

Diane Pederson executes this Warranty Deed for and on behalf of herself and Steve Garrison pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 723 Clematis Drive, Nashville, TN 37205
(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 my hand this 28th day of May 19 97

Stephen John Garrison by his attorney in fact
Stephen John Garrison

Diane Pederson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane Pederson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steve Garrison, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Steve Garrison. WITNESS my hand and official seal at Brentwood, Tennessee, May 28, 1997.

Brenda L Lehman
Notary Public

My Commission Expires: 3/6/99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane Pederson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained. WITNESS my hand and official seal at Brentwood, Tennessee, May 28, 1997.

_____
Notary Public

My Commission Expires: _____

0309962
IDENTIF. ▲ REFERENCE
97 MAY 30 AM 8:54
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
6623 05/30 0101 03CHECK 556.60

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

RECEIVED OF _____

FOR _____

BOOK 10471 PG 721

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	148000.00
CON TX	547.60
PRFEE	1.00
WDEED	8.00
TOTAL	556.60
CHECK	556.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6623

0309962
IDENTIF. ↑ REFERENCE

97 MAY 30 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1156580