PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10477 PG 332

W & I Ref: (jb) Title No: 38892
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Samuel B. Garner Paige C. Garner 401 Bowling Ave., #57 Nashville, Tennessee 37205	Colonial Bank of Tennessee 307 West Madison Street Pulaski, TN 38478

TAX MAP-PARCEL NUMBERS: 104-13-A-60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 174000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Victoria Jackson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel B. Garner and spouse, Paige C. Garner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Building Site No. 60 also designated as Unit No. 57 on the plan of Richmeade Place, Section IV, of record in Book 5210, Page 16, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Victoria Jackson by deed from Zoder's Court, Inc. of record in Book 10281, Page 140, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4941, Page 637, amended in Book 5036, Page 338, supplemented in Book 5019, Page 946, re-recorded in Book 5039, Page 256, further supplemented in Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210, and Book 5733, Page 698, said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 401 Bowling Ave., #57, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 1997.

BOOK 10477 PG 333

Victoria Jackson

Victoria Jackson

State of Tennessee
County of Davidson

On this 31st day of May, 1997, before me the undersigned authority, personally appeared **Victoria Jackson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 174000.00

Affiant

Sworn and subscribed before me on the 2nd day of June, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

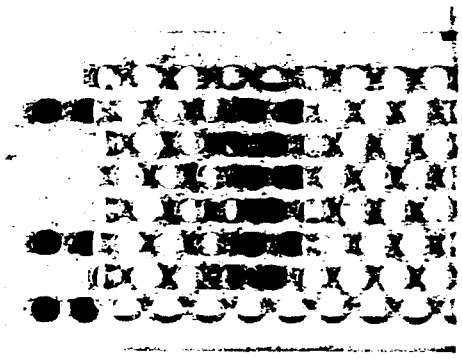
0311381

IDENTIF. & REFERENCE

97 JUN -3 PM 1:26

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8144 06/03 0101 03CHECK 652.80



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

RECEIVED OF _____

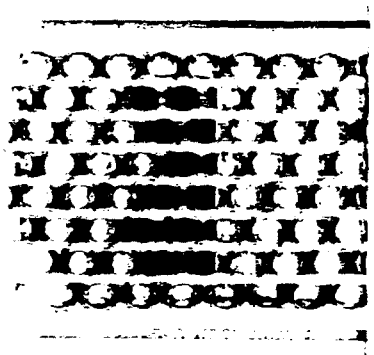
FOR _____

BOOK 10477 PG 334

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 174000.00 CON TX 643.80 PRFEE 1.00 MDEED 8.00 TOTAL 652.80 CHECK 652.80	
06/03/97	01	13:28 0001 8144		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03111381
IDENTIF. ↑ REFERENCE

97 JUN -3 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158077