BOOK 10628 PG 736

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
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W & I Ref: (sk) Title No: 39194
Dav. Co. File: Box 8

97 OCT -1 PM 12:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0354270

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John M. Garland Mary P. Garland 218 Riverstone Court Nashville, TN 37214	CTX Mortgage Company 5200 Maryland Way, Ste-108 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 85-14-A-218

WARRANTY DEED

4791 10/01 0101 03CHECK 364.50

FOR AND IN CONSIDERATION of the sum of **$ 95,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven A. Simmons, a married man,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Garland and spouse, Mary P. Garland,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 218 of Riverstone Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6900, Page 317, and as set forth in Exhibit "A" to the restated Master Deed and By-Laws of record in Book 7245, Page 211, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Steven A. Simmons, a single person by deed from Gregory M. Short and spouse, Shelley L. McBean Short of record in Book 9361, Page 304, Register's Office for said County. Steven A. Simmons has since married and Laura C. Simmons joins in this conveyance strictly to release any and all marital interest she may have in the above described property.

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

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6998, Page 839, and restated in Book 7245, Page 211, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Steven A. Simmons and Laura C. Simmons by Suzanne Lewter as their Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 218 Riverstone Court, Nashville, TN 37214

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.

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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 25th day of September, 1997.

Steven A. Simmons, By: Suzanne Lewter, Atty-in-Fact
Lewter, Atty-in-Fact

Laura C. Simmons, By: Suzanne Lewter, Atty-in-Fact
Lewter, Atty-in-Fact

State of Tennessee
County of Davidson

On this 25th day of September, 1997, before me the undersigned authority, personally appeared Suzanne Lewter, 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: $ 95000.00

Mary P. Garland
Affiant

Sworn and subscribed before me on the 25th day of September, 1997.

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

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzanne Lewter**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Steven A. Simmons and Laura C. Simmons**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of September, 1997.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Steven A. Simmons and Laura C. Simmons

TO: John M. Garland and Mary P. Garland

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Suzanne Lewter, Affiant

Sworn to and subscribed before me this

25th day of September, 1997.

Notary Public

My Commission Expires:_____

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 12.00
TOTAL 364.50
CHECK 364.50

10/01/97 01 12:22 0001 4791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0354270
IDENTIF. & REFERENCE

97 OCT -1 PM 12:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1204146