THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 6571

MAP/GROUP/PARCEL
061-03-0/123.00

NEW OWNER'S NAME AND ADDRESS:
Jacquelyn S. Poindexter and
Sonjia R. Thomas
1002 Solley Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
First American National Bank
First American Center
Nashville, TN 37237

97 OCT -2 AM 8:36

0354593

5133 10/02 0101 03CHECK 275.40

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Betty H. Garrett, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Jacquelyn S. Poindexter, unmarried, and Sonjia R. Thomas, unmarried, joint tenants with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 14 and the westerly 21 feet of Lot No. 13, Block "J", on the Map of Broadmoor, Section Two, as of record in Book 547, Page 174, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 1002 Solley Drive, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 1938, Page 613, Register's Office for Davidson County, Tennessee.

James P. Garrett is now deceased and at the time of his death was the husband of Betty H. Garrett.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Betty H. Garrett

Betty H. Garrett

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Betty H. Garrett, unmarried, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of September, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $72,000.00.

AFFIANT

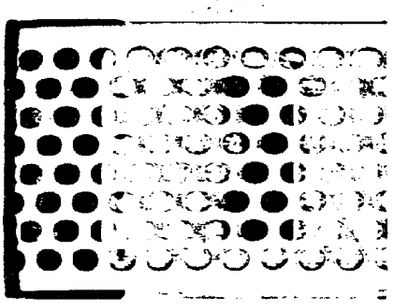
Sworn to and subscribed before me, this the 29th day of September, 1997.

NOTARY PUBLIC

My Commission Expires:
4-15-2000

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10630 PG 81

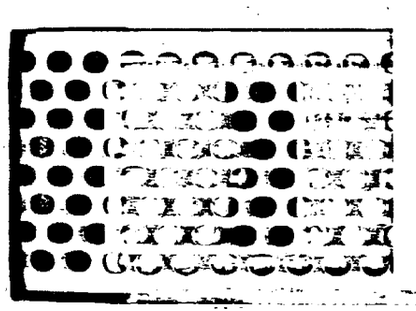
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

10/02/97 01 08:34 0001 5133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0354593
IDENTIFICATION REFERENCE

97 OCT -2 AM 8:35

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1204484