Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10777 PG 379

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

David L. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Garner (NAME)	First American National Bank (NAME)	67-54.00
5038 Old Hydes Ferry Pike (ADDRESS)	First American Center (ADDRESS)	13D-43975
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Barbara Lorene Edney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Garner and wife, Phyllis H. Garner

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:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Being the same property conveyed to Rosamond E. Edney and wife, Barbara Lorene Edney, by deed from J.C. Sanders and wife, Willie E. Sanders, of record in Book 1282, Page 326, Register's Office for Davidson County, Tennessee. The said Rosamond E. Edney having since died and the property is now vested in Barbara Lorene Edney as surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees.

The execution of this instrument by Barbara Lorene Edney is effected by the signature of her Attorney-in-Fact, Sue Edney Buchanan Johnson, pursuant to the Durable Power of Attorney recorded immediately prior to the recording hereof.

Barbara Lorene Edney and Barbara Lorene Henderson Edney being one in the same person.

unimproved ( )
This is improved (X) property, known as 5038 Old Hydes Ferry Pike, Nashville, TN 37218
(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 30th day of January 19 98

Barbara Lorene Edney

By: Barbara Jean Edney Johnson ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Williamson

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Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Barbara Jean Edney Johnson with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for Barbara Lorene Edney the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Barbara Lorene Edney the within named bargainor(s) by the said Barbara Jean Edney Johnson as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 30th day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 3-27-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Barbara Lorene Edney

TO

David L. Garner and wife,
Phyllis H. Garner

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 FEB -2 PM 1:44
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

8316 02/02 0101 03CHECK

IDENTIFICATION REFERENCE 039595

160-70

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 41000.00
CON TX 151.70
PRFEE 1.00
WDEED 8.00
TOTAL 160.70
CHECK 160.70

02/02/98 01 13:45 0001 8316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0395951
IDENTIF. & REFERENCE

98 FEB -2 PM 1:44
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1248885