After Recording Return To
and Prepared By:
Ti·'e Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, Tennessee 37211

10804 PG 390

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,**JOHN D. GARNETT AND WIFE, ROSLYNE M. GARNETT**, herein referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **GEORGE HEREFORD, a single person,** hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

See Exhibit "A" attached hereto and made apart hereof

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 18th **day of** February, **19** 98.

John D. Garnett
JOHN D. GARNETT

Roslyne M. Garnett
ROSLYNE M. GARNETT

6424 02/23 0101 03CHECK 249.

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0403520

REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN D. GARNETT AND WIFE, ROSLYNE M. GARNETT,** the within named bargainor (s) personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 18th **day of** February **, 1998.**

Lola A. Taylor

Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$64,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subsubscribed and sworn to me this 18th **day of FEBRUARY, 1998.**

Lola A. Taylor

Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Map 082, Group 07-0, Parcel 080.00

Address of New Owner:

George Hereford
807 Stockell Street
Nashville, Tennessee 37207

Send Tax Bills to:

New South Mortgage
214 Centerview Drive, Suite 225
Brentwood, Tennessee 37027

Exhibit A

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. 68 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, Register's Office for said County.

Said Lot fronts 50 feet on the easterly side of Stockell, formerly Vansinderin Street or Avenue, and runs back between parallel lines 174 1/4 feet to an alley.

Being the same property conveyed to John D. Garnett and wife, Roslyne M. Garnett by Warranty Deed from Sallie L. Cothern, a widow, dated June 2, 1978 and recorded July 5, 1978 in Book 5304, page 107, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10804 PG 393

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	64000.00
CON TX	236.80
PRFEE	1.00
MISCD	12.00
TOTAL	249.80
CHECK	249.80

02/23/98 01 12:14 0001 6424

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

040 3520

98 FEB 23 PM 12:16

DAVIDSON CO. REGISTER'S OFFICE

No. 1256906