5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON 10837 pg 841

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: March 6, 1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Gary Forkum (NAME)	William Gary Forkum (NAME)	118-1-43
2701 12th Ave South (ADDRESS)	998 Beechcroft Road (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Spring Hill, TN 37174 (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, Larry D. Garris and wife, Mary V. Garris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Gary Forkum and wife, Melissa R. Forkum

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:

TRACT I:

BEING part of Lot No. 21 on the Map of E.T. Noel's Subdivision, as of record in Book 57, Page 128, Register's Office for said County.

BEGINNING at a point on the westerly margin of 12th Ave. S or Granny White Pike, as now widened and located 87' 81/2' north of the north margin of Dallas Ave., as now widened and located, beginning at the north wall of a brick building thence along the said brick building and the line of same, if extended, westerly 171' 4 1/2" to a point on the east margin of an alley; being 92' north of the north margin of Dallas Ave. as now located, said point also being 4' 7" north of an old iron pipe opposite an old post; thence with the margin of said alley northerly 40' 5" to a stake; thence easterly 171' 4" to the west margin of Granny White Pike or 12th Ave. South; said point being at the end of a concrete coping wall; thence with the margin of said pike, southerly 50' 5 3/4" to the point of beginning.

TRACT II:

BEING the north part of Lot No. 21 on the Map of Dr. E. T. Noel's Subdivision, of record in Book 57, Page 128, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2701 12th Ave South, Nashville, Tennessee 37204
(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 our hand s this 10th day of March 19 98

Larry D. Garris

Mary V. Garris

BOOK 10837 PG 842

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry D. Garris and wife, Mary V. Garris

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of March 19 98

Commission expires March 6, 1999

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

041216 4
IDENTIF. ↑ REFERENCE

98 MAR 13 PM 3:37

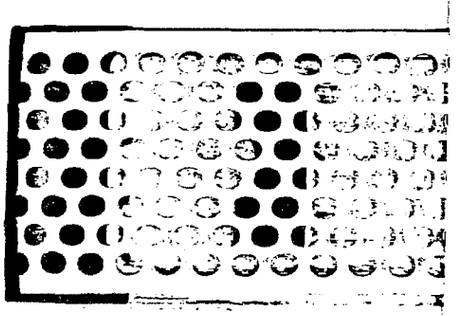
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

SAID part of said Lot No. 21 fronts 60 1/2' on the westerly side of 12th Ave. South or Granny White Pike, as now widened, and runs back between lines 160' more or less to a 20' alley in the rear of which it measures 50'.

Being the same property conveyed to Larry D. Garris and wife, Mary V. Garris by deed from Robert L. Babb and James E. Babb to Hold as J.T.C. with Robert L. Babb 80% and James E. Babb 20% of Equity of record in Book 10179, page 299, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

5770 03/13 0101 03CHECK 1012.C



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10837 PG 844

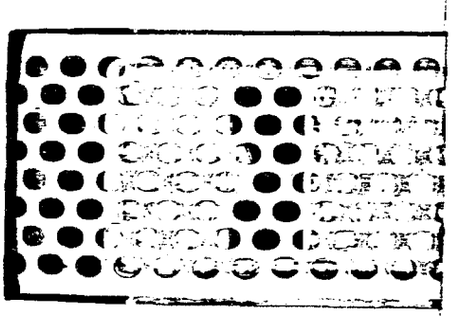
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
270000.00
CON TX 999.00
PRFEE 1.00
WDEED 12.00
TOTAL 1012.00
CHECK 1012.00

03/13/98 01 15:36 0001 5770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04121164
IDENTIF. ↑ REFERENCE

98 MAR 13 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1266142