0421077

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

MAIL ENV.

98 APR -3 AM 10:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10870 PG 831

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
RALPH W. GARRETT and wife PATRICIA B. GARRETT 5116 Brucewood Drive Nashville, Tennessee 37211	FIRST NATIONWIDE MORTGAGE CORPORATION P.O. Box 7300 Gaithersburg, MD 20898-7300	Map: 161-06 Parcel: 146

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CHARLES E. STRICKLAND and wife, CHERYL R. STRICKLAND (hereinafter "GRANTORS") have bargained and sold and do hereby allocate, transfer and convey unto the said RALPH W. GARRETT and wife, PATRICIA B. GARRETT(hereinafter "GRANTEES"), as tenants by the entirety, their heirs and assigns, a certain tract of real property located in Davidson County, more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 248 on the Plan of Huntington Park Subdivision, Section 2, as of record in Book 5180, Page 160, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Charles E. Strickland and wife, Cheryl R. Strickland by deed from Frank Kirby and wife Hazel S. Kirby of record in Book 6855, page 286, Register's Office of Davidson County.

This is improved real property known as **5116 Brucewood Drive, Nashville, Tennessee, 37211.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GRANTEES, their heirs and assigns forever.

The said GRANTORS do hereby covenant with the GRANTEES that they are lawfully seized and possessed of the said real property in fee simple and have good right to convey it and the same is unencumbered, except for:

1. Davidson County Property Taxes for 1998 which are prorated to the date of closing and assumed by the GRANTEES.

2. Matters set forth on the Plan of Huntington Park Subdivision, Section 2, as of record in Book 5180, Page 160, Register's Office of Davidson County.

3. Restrictive Covenants of record in Book 4393, page 383, Register's Office of Davidson County.

4. Deed of Conveyance to Metropolitan government for sewer lines of record in Book 7628, page 544, Register's Office of Davidson County and in Book 7628, page 549, said Register's Office.

The said GRANTORS reserve possession of the subject property until 1:00 P.M., March 28, 1998.

Except as set forth above, the undersigned GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and defend the title to said property to the said GRANTEES, their heirs and assigns against lawful claims of all other person or entities whomsoever.

WITNESS our hands this 27 day of March, 1998.

CHARLES E. STRICKLAND

CHERYL R. STRICKLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. STRICKLAND and CHERYL R. STRICKLAND, the within named bargainors, 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 Nashville, Tennessee, this 27 day of March, 1998.

Notary Public

My Commission Expires: 11/28/98

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $114,500.00.

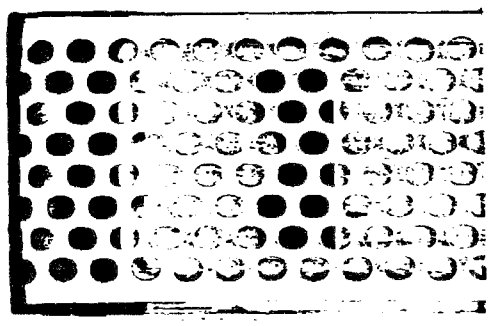
RALPH W. GARRETT

Subscribed and sworn to before me this 27 day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 11/28/98

52 03/01/98 03:01 03CHECK 432.65



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

RECEIVED OF _____

FOR _____

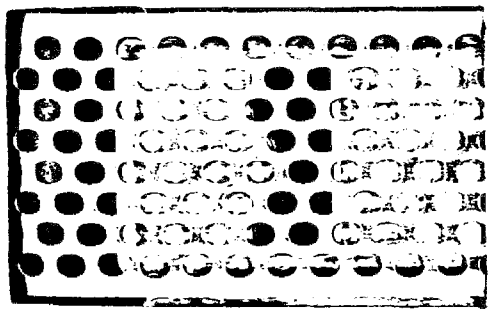
BOOK 10870 PG 833

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
114500.00
CON TX 429.65
PRFEE 1.00
WDEED 8.00
TOTAL 432.65
CHECK 432.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1 5256



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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275508