After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

BOOK 11155 PAGE 401

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Sherry D. Garland and husband, Jerry Garland, tenants by the entirety,** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **George R. Conrad, II and wife, June Conrad,** (hereinafter referred to as "Grantees")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), his/her/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, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of Oct., 1998.

Sherry D. Garland
Sherry D. Garland

Jerry Garland
Jerry Garland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sherry D. Garland and husband, Jerry Garland,** the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 8th day of Oct., 1998.

Melody R. Wilson
Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TENNESSEE
Commission exp 8-19-2001

98 OCT 14 AM 9:32
REGISTER
DAVIDSON COUNTY, TN.

04996 30
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11155 PAGE 402

The actual consideration or value, whichever is greater, for this transfer is $94,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Sherry D. Garland
Affiant

Subscribed and sworn to before me this 8th day of Oct., 1998.

Melody R Wilson
Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp. 8-19-2001 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc. Mail
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 43 Group 15 Parcel 34.00

ADDRESS NEW OWNER:
George and June Conrad
116 Randy Road
Madison, TN 37115

SEND TAX BILLS TO:
Franklin American Mortgage Co.
214 Overlook Court
Suite 150
Nashville, TN 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. 49 on the Plan of Rainbow Terrace, Section 3, of record in Book 2133, Page 72, Register's Office for said County, to which plan reference is hereby made for a more complete legal description .

Being the same property conveyed to Sherry D. Garland and husband, Jerry Garland, as tenants by the entirety by Quit-Claim Deed by Sherry D. Garland, dated June 23, 1998 and recorded July 7, 1998, Book 11009, Pae 19, Register's Office for Davidson County, Tennessee. Also, acquired in Book 8539, Page 90, Register's Office for Davidson County, Tennessee.

3255 10/14 0101 03CHECK 362.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11155 PAGE 404

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	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	362.80
CHECK	362.80

10/14/98 01 09:34 0001 3255

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0499630
IDENTIF. # REFERENCE

98 OCT 14 AM 9:33

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1358493