BOOK 11161 PAGE 675

FROM: ANGELA R. MAGILL,
AN UNMARRIED PERSON

TO: SUSAN LEANN GARNER

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Susan Leann Garner	Franklin Financial Mortgage	Map 104-14-E
2906A Westmoreland Dr.	210 East Main Street	Parcel 1
Nashville, Tn. 37212	Franklin, Tn. 37064	

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $164,000.00.

Susan Leann Garner
Affiant

Subscribed and sworn to before me, this the 25th day of September, 1998.

Carol R. Kenner
NOTARY PUBLIC

My Comm. Expires: 1/27/2001

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Angela R. Magill, an unmarried person, hereinafter referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Susan Leann Garner, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit "A" on the Plan of Lot 22 Bransford Realty Co.'s Westmoreland Place, also known as 2906 Westmoreland Condominium, of record in Book 421, page 16, and further shown as Exhibit A of the Master Deed of record in Book 7785, page 889, as amended in Book 9758, page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Angela R. Magill, an unmarried person, by deed from Mary L. McKinney and husband, Charles G. Clabough, of record in Book 10282, page 564, Register's Office for said County.

98 OCT 19 PM 4:17
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

0501578
IDENTIF. & REFERENCE

The above described property is conveyed subject to the following:

1. Terms, conditions, easements, rights and liens as set forth in the Master Deed of 2906 Westmoreland Condominium, and the By-Laws appended thereto, of record in Book 7785, page 889, as amended in Book 9758, page 775, said Register's Office.

2. All matters as shown on the Plan of record in Book 7785, page 889, said Register's Office.

3. Rights of others in and to the common elements.

This is improved property known as 2906A Westmoreland Drive, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 25th day of September, 1998.

Angela R. Magill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela R. Magill, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of September, 1998.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5338 10/19 0101 03CHECK 617.80

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

RECEIVED OF _____

FOR _____

BOOK 11161 PAGE 677

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	164000.00
CON TX	606.80
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	617.80
CHECK	617.80

10/19/98 01 16:20:0001 5338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0501578
IDENTIF. ▲ REFERENCE

98 OCT 19 PM 4:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360554