FILE BOX-9B
First Title & Escrow Company, Inc.
#16086

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

X Wendi L. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER 19 98

Notary Public

MY COMMISSION EXPIRES: 8-20-00
(AFFIX SEAL)

BOOK 11236 PAGE 988

THIS INSTRUMENT WAS PREPARED BY
Fred T. Bell, Attorney, 1410 Kensington Sq. Ct., Ste.104, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendi L. Gardner (NAME)	North American Mortgage Company (NAME)	MAP 150-2
3046 High Rigger Drive (ADDRESS)	Two Crowne Point Court, #190 (ADDRESS)	PARCEL 281
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Cincinnati, Ohio 45241 (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, Sarah Jane Rowell Hanley and husband, Richard Hanley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendi L. Gardner, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 104A on the plan of Zone Lot Division of Lot 104 Harbor Gate, Section 2, Revised, of record in Plat Book 6250, Page 33, and revised in Plat Book 8250, Page 566, Register's Office for said County, to which plat reference is made for a more complete legal description.

Being the same property conveyed to Sarah Jane Rowell, an unmarried woman (now married and known as Sarah Jane Rowell Hanley), by deed of record in Deed Book 10036, Page 15, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6366, Page 494, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

Richard Hanley executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ( )
This is improved (X) property, known as 3046 High Rigger/ Nashville, Tennessee 37217
(House Number) Drive (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 23rd day of NOVEMBER 19 98

Sarah Jane Rowell Hanley

Richard Hanley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Jane Rowell Hanley and husband, Richard Hanley

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 Murfreesboro, Tennessee, this 23rd day of NOVEMBER 19 98.

Commission expires 8-20-00

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

0520804
IDENTIF. ↑ REFERENCE

98 DEC -4 AM 10:10
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

5761 12/04 0101 03CHECK 334.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11236 PAGE 990

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 87500.00
				CON TX 323.75
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 334.75
				CHECK 334.75
			12/04/98 01	10:11 0001 5761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520804
IDENTIF. ↑ REFERENCE

98 DEC -4 AM 10:

BILL GARNER, REGISTER
DAVIDSON COUNTY

No. 1380768