WARRANTY DEED

FROM: Harry Moore Rhett, III and wife, Lynne S. Rhett, Grantors

TO: George M. Garrett, Grantees and wife, Julie W. Garrett

This instrument was prepared by:
Julian L. Bibb
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
George M. Garrett
3905 Trimble Road
Nashville, TN 37215

Send Tax Bills To:
~~Same~~
Commerce Union Bank
P. O. Box 2546
Nashvil le, TN 37219

Map-Parcel Numbers
130-7-105

Field Book Numbers
7DA-44710

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $127,500.00 Dollars ($_____).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of March, 19 85.

Notary Public

My Commission Expires: 10/14/86

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Harry Moore Rhett, III and wife, Lynne S. Rhett, Grantors have bargained and sold, and by these presents do transfer and convey unto the said George M. Garrett and wife, Julie W. Garrett, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 20 on the Final Plat of Sharber's Harding Place Subdivision, not of record and described according to a survey dated November 2, 1959, made by T. R. Sanford, Surveyor as follows:

Beginning at an iron pin in the south margin of Trimble Road, being the corner between lots Nos. 20 and 21; thence in a southerly direction with the line between said lots a distance of 334 feet to an iron pin at the northeast corner of lot No. 17; thence in a westerly direction and with the line between lots Nos. 17 and 20 a distance of 100 feet to an iron pin at the northwest corner of said lot No. 17; thence in a northerly direction with the line between lots Nos. 19 and 20 a distance of 324 feet to the south margin of Trimble Road, said point being 46.75 feet easterly from the

03/19 341.00 CHECK

120

beginning of a curve; thence easterly along the southerly margin of Trimble Road 100.5 feet to the point of beginning.

Being the same property conveyed to Harry Moore Rhett, III, by Warranty Deed from J. M. Edwards and wife, Charlotte Ann E. Edwards, of record in Book 5302, page 591, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3905 Trimble Road, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1985 taxes which have been prorated and will be paid by Grantees.

2. Easement of record in Book 4306, page 165, Register's Office of Davidson County, Tennessee.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 15th day of March, 1985.

HARRY MOORE RHETT, III

LYNNE S. RHETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, HARRY MOORE RHETT, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 15th day of March, 1985.

Notary Public

My Commission Expires: July 18, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Paulette N. Wassel, a Notary Public of said County and State, LYNNE S. RHETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 1985.

Paulette N. Wassel
Notary Public

PAULETTE N. WASSEL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10/24/88

RECEIVED
MAR 19 3 22 PM '85
FELIX Z. WILSON T.C. REGISTER
DAVIDSON COUNTY, TN

I.D. 02801

IDENTIFICATION REFERENCE

JLB/3-14-85

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

RECEIVED OF _____ BOOK 6513 PAGE 584

FOR _____

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

127500.00- CAMT.
331.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 341.00-
0120A03/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 0 2 8 0

IDENTIFICATION REFERENCE

MAR 19 9 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117266