File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Sute 220
Nashville, Tennessee 37215

BOOK 9428 PAGE 82

#12720

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LARRY H. GARRETT	NEW OWNER	Map 117-13-B
(NAME)	(NAME)	
102 Forest Place Circle		Parcel 113
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FB 7DA91464
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DEBORAH K. HAWKINS AND RUSSELL A. HAWKINS, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY H. GARRETT AND WIFE, RHONDA K. GARRETT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 213 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 thru 421, amended in Book 6771, page 683 and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Deborah K. Hawkins and Russell A. Hawkins by deed from Abbottsford Associates, a Tennessee general partnership consisting of Kellco Financial Corporation, a Tennessee Corporation and John H. Roe, Jr. of record in Book 8256, page 78, said Register's Office, the said Deborah K. Hawkins and Russell A. Hawkins having since divorced.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6478, page 177 amended in Book 6530, page 242, Book 6537, page 303 amended and restated in Book 8106, page 1 and further amended in Book 8627, page 254 and in Book 9381, page 876; (3) Easements of record in Book 1286, page 690, Book 1037, page 572, and in Book 6928, page 934; (4) Agreement of record in Book 6555, page 328; (5) Dedication of common area of record in Book 7175, page 761; (6) Charter of record in Book 6548, page 213; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 418,* said Register's Office.

*Book 6250, pages 419 thru 421, amended in Book 6771, page 683 and in Book 6800, page 164

unimproved ( )
This is improved (XX) property, known as 213 Kensington Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of August, 19 94

Deborah K. Hawkins
DEBORAH K. HAWKINS

Russell A. Hawkins
RUSSELL A. HAWKINS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH K. HAWKINS AND RUSSELL A. HAWKINS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2nd day of August, 19 94.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

48083

IDENTIFICATION REFERENCE

94 AUG -4 AM 9:07

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 19 94

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DEBORAH K. HAWKINS AND RUSSELL A. HAWKINS

TO LARRY H. GARRETT AND WIFE, RHONDA K. GARRETT

4475 08/04 0101 03CHECK 249.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

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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 65000.00
CON TX 240.50
PRFEE 1.00
TDEED 8.00
ERR CO
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8.00-
WDEED 8.00
TOTAL 249.50
CHECK 249.50

08/04/94 01 09:07 0001 4475

78083
IDENTIF. & REFERENCE

94 AUG -4 AM 9:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 820989