PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10079 PG 8

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 3rd day of June, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM H. THOMPSON and JEAN THOMPSON, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said RUSSELL GARRETT and TAMMY GARRETT, HUSBAND AND WIFE, herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 4411 Judy Creek Rd, Whites Creek, TN 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

JEAN THOMPSON, spouse of WILLIAM H. THOMPSON, JR., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest SHE may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantors on the day and year first above written.

William H. Thompson
WILLIAM H. THOMPSON
Signature of Seller

Jean Thompson
JEAN THOMPSON
Signature of Seller

0190275
IDENTIF. # REFERENCE

96 JUN -7 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0737 06/07 0101 03CHECK 15.40

Personally appeared before me, a Notary Public of said County and State, **WILLIAM H. THOMPSON and JEAN THOMPSON, HUSBAND AND WIFE**, the within named bargainors 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, at office, this 3rd day of June, 1996.

Ellen W. Woodall
Notary Public

NOTARY PUBLIC
ELLEN W. WOODALL
DAVIDSON COUNTY, TENN.

My Commission Expires: 9-18-99

Name and Address of Property Owner:

RUSSELL GARRETT and TAMMY GARRETT
4411 Judy Creek Rd
Whites Creek, TN 37189

Property Address:
4411 Judy Creek Rd
Whites Creek, TN 37189

Person Responsible for Taxes:

SAME

Parcel #: MAP 40, PARCEL 178

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$52,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Russell Garrett
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **June, 1996.**

Elsa W. Woodard
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9-18-99

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 2 on the Plan of Judy Creek Subdivision, which Plat is of record in Plat Book 7900, page 676, which Plat was amended in Book 9309, page 590/591, Register's Office for Davidson County, Tennessee. Reference is made to said Plat and the subsequent amendment for a more complete description of said lots.

TOGETHER WITH all of the rights of Grantees in and to that certain easement located on Lot NO. 1 on the above-stated Plan, which easement recorded immediately subsequent hereto in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to W.H. Thompson by Deed from Mrs. Mary E. McCord and Mrs. Nellie E. Raymond, of record in Book 1238, page 14, Register's Office for Davidson County, Tennessee, and by Deed from E.T. Hunter and wife, Edna Hunter, of record in Book 1140, page 153, Register's Office for Davidson County, Tennessee; the said W.H. Thompson having died in 1966 and pursuant to his Last Will and Testament of record in Will Book 87, page 201, Probate Court for Davidson County, Tennessee, property vested solely in Odie H. Thompson, Trustee, with full power to sell, transfer, convey, assign or exchange, without joinder of beneficiary. Odie H. Thompson died on 2-17-89, and by the terms of W.H. Thompson's Last Will and Testament, upon her death, the property vested solely in her two sons, William H. Thompson, Jr., and Reece H. Thompson. Reece H. Thompson died on January 11, 1979, and by the terms of W.H. Thompson's Last Will and Testament, his undivided one-half interest in and to said property vested solely in his only two children, Gary B. Thompson (one-fourth undivided interest) and Linda Thompson Jarrett (one-fourth undivided interest). Gary B. Thompson subsequently conveyed all of his right, title and interest in and to said lots to William H. Thompson, Jr., by Quitclaim Deed of record in Book 9341, page 605, said Register's Office. Linda Thompson Jarrett subsequently conveyed all of her right, title and interest in and to said lots to William H. Thompson, Jr., by Quitclaim Deed of record in Book 9341, page 603, said Register's Office.

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 40, PARCEL 178, 261.63).

2. All matters set forth on the Plan of record in Book 7900, page 676, as amended in Plat Book 9309, page 590/591, Register's Office for Davidson County, Tennessee.

3. Unrecorded easements for roads and utilities, if any.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10079 PG 11

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 12.00
TOTAL 205.40
CHECK 205.40

06/07/96 01 10:36 0001 0797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190275
IDENTIF. ↑ REFERENCE

96 JUN -7 AM 10:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048649