503

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 97 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BOOK 10341 PG 298

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan C. Garrett (NAME)	North American Mortgage Company (NAME)	103-4-61
4406 Wyoming Avenue (ADDRESS)	4301 Hillsboro Road, Suite 328 (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (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, Kimberly L. Rodrigue, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan C. Garrett and husband, Matt A. Garrett

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. 307 of Block 17 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 307 fronts 50 feet on the northerly margin of Wyoming Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Kimberly L. Rodrigue by deed from Daniel W. Tench and wife, Paige W. Tench, of record in Book 7872, page 367, Register's Office for Davidson County, Tennessee.

0270505 IDENTIF. ↑ REFERENCE

97 FEB -5 PM 3:01
FILED/RECORDED REGISTER
DAVIDSON COUNTY, TN.

3575 02/05 0101 03CHECK 427.10

unimproved ( )
This is improved (X) property, known as 4406 Wyoming Avenue, Nashville, Tennessee 37209
(House Number) (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 my hand this 31st day of January 19 97

Kimberly L. Rodrigue by Doris K. Farley
Kimberly L. Rodrigue

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me. _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
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

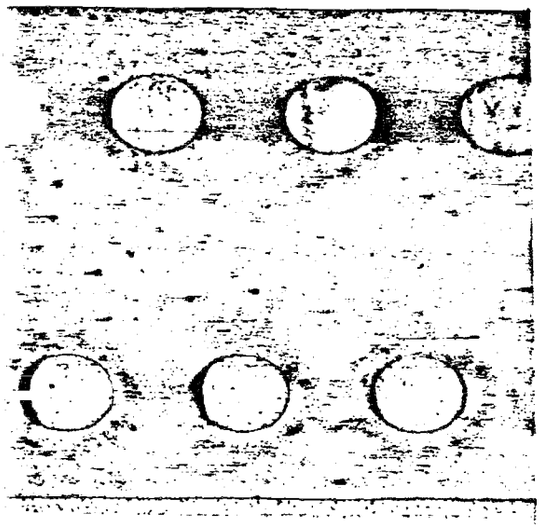
STATE OF TENNESSEE
COUNTY OF Davidson

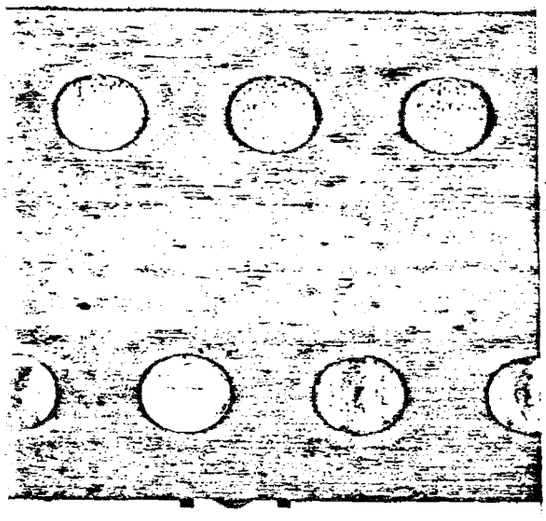
Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Doris Farley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Kimberly L. Rodrigue as his/her Attorney-in-Fact, as the free act and deed of the within named Kimberly L. Rodrigue.

WITNESS my hand and official seal at office, this 31st day of January, 1996.

_____
Notary Public

My Commission Expires: 5-7-96





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

RECEIVED OF _____

FOR _____

BOOK 10341 PG 300

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 113000.00
CON TX 418.10
PRFEE 1.00
WDEED 8.00
TOTAL 427.10
CHECK 427.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0270505 01 15:02 0001 3575

0270505
IDENTIF. ↑ REFERENCE

97 FEB -5 PM 3:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1114082