BOOK 10745 PG 445

File Box No.: 9B
First Title and Escrow Company, Inc.

No.: 15119

This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Larry H. Garrett	COUNTRYWIDE HOME LOANS, INC.	Map 159
5466 Granny White Pike	718 THOMPSON LANE, STE. 114	Parcel 117
Nashville, TN	NASHVILLE, TN 37204	FB 7D 41186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

WALL CONSTRUCTION CO., INC., a Tennessee corporation

have bargained and sold and by these presents do hereby transfer and convey unto the said

LARRY H. GARRETT AND WIFE, RHONDA K. GARRETT

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

TRACT "A":

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 2 on the Final Plat titled "Re-Subdivision of part of Lot 1 in the partition of the Allen Cotton, Jr. Lands" of record in Plat Book 3842, page 34, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey dated February 15, 1996, prepared by Ragan-Smith Associates, Inc., Project No. 96-017/5114 and proceeding as follows:

Beginning at an existing concrete monument in the easterly right of way margin of Granny White Pike (right of way varies), being situated 1314.8 feet, more or less, from the southeast intersection of Granny White Pike and Camelot Road as measured along the easterly right of way of Granny White Pike; said concrete monument being in the south line of Kevin C. Temple of record in Deed Book 6049, page 262, Register's Office for Davidson County, Tennessee; thence,

1. With the south property line of Temple, S 85° 48' 00" E, 251.79 feet to an existing concrete monument in the northwest property corner of Mildred Rainey Carter, et ux, of record in Book 9259, page 694, Register's Office for Davidson County, Tennessee; thence,

2. With the west property line of Mildred Rainey Carter, et ux, S 03° 44' 36" W, 110.57 feet to an iron pin set; thence,

3. With a new line of division, N 85° 46' 38" W, 252.29 feet to an iron pin set in the easterly right of way of Granny White Pike; thence,

4. With the easterly right of way of Granny White Pike, N 04° 00' 00" E, 110.47 feet to the point of beginning containing 27,854 square feet or 0.640 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a Category I Survey.

Being part of the same property conveyed to Wall Construction Co., Inc., by deed from William R. Searcy, et ux, of record in Book 9940, page 345, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

1. *1997 taxes;*
2. *Plan of record in Book 3842, page 34, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.*
3. *Easement for right-of-way of Granny White Pike, lying within boundaries of premises, said Register's Office.*
4. *Covenants, Conditions and Restrictions and By-Laws of record in Book 10058, page 850, Register's Office for Davidson County, Tennessee.*
5. *Declaration for Birdsong Subdivision, of record in Book 10058, page 344, as amended in Book 10745, page 442, said Register's Office, a copy of said amendment having been provided to Grantees.*

This is IMPROVED property known as 5466 Granny White Pike, Brentwood, *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 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, except as above set forth. 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, except as set forth above.

Whenever 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 hands this 31st **day of December, 1997.**

WALL CONSTRUCTION CO., INC.
a Tennessee Corporation

By: James K. Wall Sr Pres.
JAMES K. WALL, SR., PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES K. WALL, SR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the PRESIDENT of WALL CONSTRUCTION CO., INC., the within named bargainor, a Tennessee Corporation, and that he as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st *day of December, 1997.*

Gail Pigg
NOTARY PUBLIC

GAIL PIGG NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 5-28-2000.

98 JAN -5 AM 10:14
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0386631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $353,225.00.

Lauren Hardcastle / Rhonda K. Lanier

Sworn to and subscribed before me this 31st *day of December, 1997.*

NOTARY PUBLIC

GEORGE E. LARGE JR. NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 9/23/2000

8264 01/05 0101 02CHECK 1315.94

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

RECEIVED OF _____

FOR _____

BOOK 10745 PG 447

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 353225.00
CON TX 1306.94
PRFEE 1.00
WDEED 8.00
TOTAL 1315.94
CHECK 1315.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8264

0386631
IDENTIF. # REFERENCE

98 JAN -5 AM 10:15

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1238945