File Box 9B
First Title and Escrow Company, Inc.

#15324

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 10856 PG 827

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEPHANIE DENT	NEW OWNER	130-08-C
(NAME)	(NAME)	
4317 Lindawood Drive		2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		7DA-45362
(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, ROBERT T. GARRETT, JR. AND WIFE, ANN L. GARRETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHANIE DENT, UNMARRIED

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. 1-B on the Plan of Revised Private Element Plat for Lot 1-Lindawood Place, as of record in Plat Book 9700, page 618, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Robert T. Garrett, Jr. and wife Ann L. Garrett by deed from Wynelle R. Sanders, unmarried of record in Book 9291, Page 658, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 2092, page 410, amended in Book 2097, page 93, and Book 8329, page 477, and Book 9283, page 753, amended in Book 10839, page 523; (3) Charter of record in Book 6021, page 178; (4) Easement and maintenance agreement with restrictions of record in Book 9283, page 748; and (5) All matters appearing on the Plan of record in Plat Book 9700, page 618, said Register's Office.

98 MAR 27 AM 10:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

04 17534
IDENTIFICATION REFERENCE

1566 03/27 0101 03CHECK 1130.20

unimproved ( )
This is improved (XX) property, known as 4317 Lindawood Drive, Nashville, TN 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 23rd day of March, 19 98

Robert T. Garrett Jr.
ROBERT T. GARRETT, JR.

Ann L. Garrett
ANN L. GARRETT

STATE OF TENNESSEE
COUNTY OF Davidson

book 10856 PG 828

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT T. GARRETT, JR. AND WIFE, ANN L. GARRETT

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 23rd day of March, 19 98.

My commission expires 9/23/2000 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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 276,000.00

Stephanie Dent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 19 98

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ROBERT T. GARRETT, JR. AND WIFE, ANN L. GARRETT

TO

STEPHANIE DENT, UNMARRIED

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 _____

BOOK 10856 PG 829

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

Total
$ 1,030.20

CAMT
276000.00
CON TX 2021.20
PRFEE 1.00
~~RFEE 8.00~~
~~TOTAL 2030.20~~
~~CHECK 2030.20~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 17534
IDENTIF. & REFERENCE

98 MAR 27 AM 10: 28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03/27/98 01 10:28 0001 1566

VOID
CON TX 2021.20-
CON TX 1021.20
~~TOTAL 1000.00~~
~~CHECK 1000.00~~

03/27/98 01 10:29 0001 1567

No. 1271848