BOOK 10878 PG 269

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

F. Jill Corbin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 1998.

Notary Public

MY COMMISSION EXPIRES: 10/2002
(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Garrett	First Farmers & Merchants Nat'l	MAP 91-15
(NAME)	(NAME)	
331 53rd Avenue North	816 South Garden Street	PARCEL 41
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(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, William E. Kantz and Libbi McCullough

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Garrett and wife, F. Jill Corbin

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. 2 on the Plan of Re-Subdivision of H.C. Tinnell Sub and Hazel Allen Property, as of record in Plan Book 7900, page 850, Register's Office for Davidson County, Tenenssee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William E. Kantz and Libbi McCullough by deed from Henry S. Hood and wife, Sarah T. Hood, of record in Book 10483, page 49, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 7900, page 850, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

unimproved ( )
This is improved (X) property, known as 331 53rd Avenue North, Nashville, TN 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 our hand s this 26th day of March, 19 98

William E. Kantz

Libbi McCullough by William E. Kantz ATT-IN-FACT
Libbi McCullough

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Kantz ~~and xxxxxxxxxxxxxxxxxxxx~~

the bargainor s 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 and official seal at Franklin, Tennessee, this 26th day of March, 19 98.

Commission expires 10/22/01

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

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 WILLIAMSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, WILLIAM E. KANTZ WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE IS THE ATTORNEY-IN-FACT OF LIBBI MCCULLOUGH AND IS AUTHORIZED BY LIBBI MCCULLOUGH TO EXECUTE THIS INSTRUMENT ON BEHALF OF LIBBI MCCULLOUGH.

WITNESS MY HAND, AT FRANKLIN, TENNESSEE, THIS 26TH DAY OF MARCH, 1998.

NOTARY PUBLIC

My Commission expires: 10/22/01

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

0423169
IDENTIF. & REFERENCE
98 APR -8 AM 10: 13
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV
7513 04/08 0101 03CHECK 504-80

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

RECEIVED OF _____

FOR _____

BOOK 10878 PG 271

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 134000.00
CON TX 495.80
PRFEE 1.00
WDEED 8.00
TOTAL 504.80
CHECK 504.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/08/98 00 10-15 0001 7513

0423169
IDENTIF. ↑ REFERENCE

98 APR -8 AM 10:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1277743