WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 75,000.00

Shawn Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF September, 1998

Notary Public

My Commission Expires: 8/5/02
(AFFIX SEAL)

HENRY COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Shawn A. Garrett 736 Flint Ridge Drive Whites Creek, TN 37189	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 747 Nashville, TN 37203	49-15-129

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **NATALIE Q. WIGGINS,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **SHAWN A. GARRETT AND WIFE, JANICE GARRETT,** hereinafter called Grantee, their heirs and and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 56-B Zone Lot Division of Lots 55, 56, 57 and 58, Phase II, Deermeadows, as of record in Book 6250, page 703, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more and complete legal description.

Being the same property conveyed to Natalie Q. Wiggins by deed from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8540, Page 924, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Subject to restrictive covenants of record in Book 6143, page 141 and Book 6471, page 756, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 6250, page 703, said Register's Office.

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

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 736 Flint Ridge Drive Whites Creek, TN 37189

0488163
IDENTIF. & REFERENCE

98 SEP 15 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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

NSC467

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 person 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 8th day of September, 1998.

Natalie Q. Wiggins

Natalie Q. Wiggins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of September, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Natalie Q. Wiggins, who, being by me duly sworn, acknowledged said instrument to be his/her/their free act and deed.

WITNESS my hand and notarial seal this 8th day of September, 1998.

ROBIN M. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires:

My Commission Expires NOV 25, 2000

1111 09/15 0101 03CHECK 288.50

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

RECEIVED OF _____

FOR _____

BOOK 11113 PAGE 469

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

09/15/98 01 14:31 0001 1111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488163
IDENTIF. # REFERENCE

98 SEP 15 PM 2:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346495