This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, TN 37064

BOOK 11541 PAGE 749

NEW OWNERS:
William G. Hardin, III and wife,
Ellen Gail H. Hardin
2 Todgers Court
Brentwood, Tn. 37027

SEND TAX BILL TO:
NationsBanc Mortgage Corp.
P.O. Box 1675
Coraopolis, PA 15108

MAP & PARCEL:
Map 172-01-A
Parcel 001.00

WARRANTY DEED

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, **Charles L. Garrett and wife, Betty E. Garrett,** Grantors, have bargained and sold and by these presents does transfer and convey unto **William G. Hardin, III and wife, Ellen Gail H. Hardin**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Copperfield, Revised, of record in Book 6900, pages 555 thru 559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. Garrett and wife, Betty E. Garrett, by deed from Elite Homes, Inc., of record in Book 8663, page 542, Register's Office for said County.

This is improved property known as 2 Todgers Court, Brentwood, Tn. 37027.

The above property is conveyed subject to the following:

1. 1999 Metropolitan Government taxes.

2. All matters on the Plan of record in Book 6900, pages 555 thru 559, Register's Office for said County.

3. Water & sewage dedication to Metro of record in Book 7593, page 511 and Book 7593, page 488, Register's Office for said County.

4. TVA Easement of record in Book 2438, page 376, said Register's Office.

5. Restrictions of record in Book 6779, page 296, as amended in Book 6783, page 973, Book 7071, page 482 and Book 7208, page 889, said Register's Office.

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 Grantors do covenant with the said Grantees that they 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;

06003575
IDENTIFICATION REFERENCE
1
99 JUN 24 PM 3:35
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3726 06/24 0101 03CHECK 634.25

AND Grantors DO FURTHER covenant and bind themselves, their successors 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.

WITNESS OUR HANDS this 15th day of June, 1999, in Nashville, Tennessee.

Charles L. Garrett

Betty E. Garrett

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

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Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Charles L. Garrett and wife, Betty E. Garrett**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that she executed the same as their free act and deed.

Witness my hand and seal this 15th day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $222,500.00.

AFFIANT

Sworn to and subscribed before me this 15TH day of June, 1999.

NOTARY PUBLIC

My commission expires: 1/27/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0603575

IDENTIF. & REFERENCE

99 JUN 24 PM 3:34

CAMT
222500.00
CON TX 823.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 834.25
CHECK 834.25

06/24/99 01 15:40 0001 3779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482297