6

This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

BOOK 11614 PAGE 457

ADDRESS NEW OWNER:
PAUL T. GARNER
4068 Farmingham Woods Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
AMSOUTH BANK
2050 Parkway Office Circle
Birmingham, Alabama 35244

MAP **087-05-A**
PARCEL **138.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHEREE A. McREYNOLDS and RICHARD A. MILLER, each having a ½ interest as Tenants in Common**, hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **PAUL T. GARNER, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, Page 554, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Sheree A. McReynolds, a married woman, and Richard A. Miller, an unmarried man, each having a ½ interest as Tenants in Common, by Quitclaim Deed of record in Book 10165, Page 769, Register's Office for Davidson County, Tennessee.

This is improved property known as 4068 Farmingham Woods Drive, Hermitage, TN 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictions of record in Book 8238, Page 176, Register's Office for Davidson County, Tennessee, amended in Book 8351, Page 533; Book 8423, Page 784, rerecorded in Book 8424, Page 426; Book 8447, Page 635; Book 8702, Page 528; Book 9006, Page 409 and Book 9006, Page 414, said Register's Office.
2. Subject to plan of record in Plat Book 7900, Page 544, Register's Office for 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 GRANTEE, his heirs and assigns, forever and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 6th day of August, 1999.

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SHEREE A. McREYNOLDS by David J. Waynick as Attorney in Fact by Power of Attorney recorded simultaneously herewith

RICHARD A. MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

447E 08/10 0101 03CHECK 436.50

Personally appeared before me, the undersigned Notary Public in and for said County and State, **DAVID J. WAYNICK, Attorney in Fact for SHEREE A. McREYNOLDS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained as Attorney In Fact.

WITNESS my hand and official seal at office this 6th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: February 3, 2001

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **RICHARD A. MILLER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: February 3, 2001

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: February 3, 2001

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

0622819
IDENTIF. ↑ REFERENCE

99 AUG 10 PM 3:16
WILLIAM R. MAKEPEACE REGISTER
DAVIDSON COUNTY, TN.

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

0622819
IDENTIF. ↑ REFERENCE

99 AUG 10 PM 3:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	115000.00
CON TX	425.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	436.50
CHECK	436.50

08/10/99 01 15:16 0001 4478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502654