BOX #14A

G=13018-2

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,183.58

Wilma G Rhodes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILMA G. RHODES	"NEW OWNER"	MAP 053-16-0
(NAME)	(NAME)	
121 Rifle Range Road		PARCEL 209.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		FB #LW-10264
(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, TERRY WAYNE GARRETT, II, AND WIFE, DEBORAH ANN GARRETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILMA G. RHODES, A SINGLE PERSON

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 Lakewood Trails Estates, as of record in Book 8250, Page 535, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Terry Wayne Garrett, II, and wife, Shannon D. Garrett, by Deed from J & M Homebuilders, Inc., a Tennessee corporation, of record in Book 10143, Page 746, Register's Office for Davidson County, Tennessee (said Deed being in error, the parties were unmarried, have never been married nor related). The said Terry Wayne Garrett, II, unmarried, having since conveyed his one-half (1/2) interest to John T. Cook, Trustee, who then conveyed to Terry Wayne Garrett, II, and Peggy A. Martin, as joint tenants with right of survivorship, by Quitclaim Deed of record in Book 10322, Page 366, said Register's Office (each having an one-quarter (1/4) interest). And the said Terry Wayne Garrett, II, unmarried, and Shannon D. Garrett, unmarried, having further conveyed their interest (his one-quarter (1/4) and her one-half (1/2) interest) to John T. Cook, Trustee, who then conveyed to Terry Wayne Garrett, II (now having a three-quarter (3/4) interest). The said Peggy A. Martin and husband, James Larry Martin, having since conveyed their one-quarter (1/4) undivided interest to Terry Wayne Garrett, II, unmarried, by Quitclaim Deed of record in Book 11646, Page 670, said Register's Office.

CONTINUED

This is improved (X) unimproved ( ) property, known as 121 Rifle Range Road, Old Hickory, TN 37138
(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 27th day of August 19 99

Terry W. Garrett II
TERRY WAYNE GARRETT, II

Deborah Ann Garrett
DEBORAH ANN GARRETT

340.98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERRY WAYNE GARRETT, II, AND WIFE, DEBORAH ANN GARRETT

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 NASHVILLE, Tennessee, this 27th day of August 19 99.

Commission expires May 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

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

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

DEBORAH Ann Garrett, spouse of the above named Terry Wayne Garrett, II, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

06316000
MAP AND PARCEL NUMBER
99 SEP -2 AM 10:31
PAUL L. HOOVER, JR. REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11646 PAGE 674

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

0631600

IDENTIFICATION REFERENCE

99 SEP -2 AM 10:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			AMT	85163.58
			CON TX	329.98
			PRFEE	1.00
			UCCFD	8.00
			CFEE	2.00
			TOTAL	340.98
			CHECK	340.98
09/02/99	01	10:31	0001	3918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511960