After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

Instr:200002010010278 Page: 1 OF 3
REC'D FOR REC 02/01/2000 10:15:23AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $262.70

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Willie Mae Garett, unmarried** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Martin D. Larson, unmarried,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of January, 2000.

Willie Mae Garrett

Willie Mae Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Willie Mae Garrett**, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 28 day of January, 2000.

Grant B. Stockton

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $71,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28 day of January, 2000.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 162-05-0 Group C Parcel 20.00

ADDRESS NEW OWNER:
Martin D. Larson
5515 Country Drive #20
Nashville, TN 37211

SEND TAX BILLS TO:
Firstar Bank, N.A.
1550 East 79th Street
Ste. 255
Bloomington, MN 55425

EXHIBIT A

Land in Davidson County, Tennessee, being Townhouse No. 20 on the Plan of Hickory Valley Condominiums, Phase I, as of record in Book 4460, Page 27, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Willie Mae Garrett, unmarried, by Deed from Ed A. Beasley, Jr. and Kent C. Cramer, dba B&C Rental Co., dated April 23, 1993 and recorded April 26, 1993 in Book 8926, Page 285, Register's Office for Davidson County, Tennessee.