WARRANTY DEED

Return to :
First Title & Escrow
File Box 9B
#16992

Instr:200002220017166 Page: 1 OF 2
REC'D FOR REC 02/22/2000 1:48:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $632.70

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 2000

Notary Public

MY COMMISSION EXPIRES: 11/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Sarmento	Southeastern MOrtgage of Tennessee	155-08-0-C-164CO
(NAME)	(NAME)	
1001 Harding Trace Court	115 29th Avenue, South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, Tennessee 37212	
(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, Michael C. Garrett, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian C. Sarmento and wife, Lisa D. Sarmento

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. 164 on the Plan of Poplar Creek, Phase II, of record in Plat Book 6900, pages 339-343, as amended in Book 7900, pages 888 & 889, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael C. Garrett, by deed from William C. Demetree and Lee Chira, of record in Book 9458, Page 60, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, pages 339-343, as amended in Book 7900, pages 888 & 889; restrictions of the record in Book 6474, pages 346 & 587, as amended in Book 6662, page 433; all of record in the Register's Office for Davidson County, Tennessee.

Sharon S. Garrett joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Michael C. Garrett.

unimproved ( )
This is improved (X) property, known as 1001 Harding Trace Court, Nashville, TN 37221
(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 my hand this 18th day of February, 2000

Michael C. Garrett

Sharon S. Garrett

Sharon S. Garrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael C. Garrett and Sharon S. 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 Brentwood, Tennessee, this 18th day of February, 2000.

Commission expires 3/21/2001

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 _____, _____.

My commission expires _____

_____
Notary Public