RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Instr:200005040045038 Page: 1 OF 2
REC'D FOR REC 05/04/2000 10:24:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $806.60

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of April, 2000.

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert L. Garrett and Jeanie S. Garrett
77 Trotwood Down
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER and
Fifth Third Mortgage Co.
250 W. Main Street
Lexington, KY 40507

MAP-PARCEL NUMBERS:
Map/Parcel: 172-01-0-A-098.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cindy Cooper Maluschka and husband, Mark Maluschka,** hereinafter referred to as Grantors, hereby transfer and convey to **Robert L. Garrett and wife, Jeanie S. Garrett,** hereinafter referred to as 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. 98 on the Revised Plat of Copperfield of record in Plat Book 6900, page 555 through 559, Register's office, Davidson County, Tennessee; said Plat reference is made for a more complete and accurate description.

Being the same property conveyed to Cindy Cooper Maluschka and husband, Mark Maluschka by Warranty Deed from Ronald J. O'Brien and wife, Shirley V. O'Brien of record in Book 11142, page 43 in the Register's Office for Davidson County, Tennessee. Cindy Cooper Maluschka and Cindy Maluschka are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Plat Book 6900, page 555 through 559 in the Register's Office for Davidson County, Tennessee. Transmission line easement contained in an instrument of

record in Book 2437, page 8 in said Register's Office. Transmission line easement contained in an instrument of record in Book 2438, page 376 in said Register's Office.

Easement to Metropolitan Government of Nashville-Davidson County of record in Book 7593, pages 488 and 511 in said Register's Office. Restrictive Covenants contained in an instrument of record in book 6779, page 296, as re-recorded in Book 6783, page 973, amended and superceded in Book 7071, page 482 and further amended in Book 7208, page 889 in said Register's Office. All other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 77 Trotwood Down, Brentwood, TN 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of April, 2000.

Attorney in fact

Cindy Cooper Maluschka by Mark Maluschka

Cindy Cooper Maluschka by Mark Malushchka, atty-in-fact

Mark Maluschka

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 Mark Maluschka, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

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

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

11-18-01
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Mark Maluschka, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Cindy Cooper Maluschka and who acknowledged that he executed the same as the free act and deed of the said Cindy Cooper Maluschka by virtue of the Power of Attorney, duly executed by the said Cindy Cooper Maluschka..

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

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-18-01

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