00-9-24-D

Davidson County DEEDWARR
Recvd: 09/21/00 12:07 3pgs
Fees:15.00 Taxes:1535.50
20000921-0093908

FILE IN BOX #19B
MAP 92-12, PARCEL 404

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 415,000.00 .

Affiant

Subscribed and sworn to before me this the 20th day of September, 2000.

My Commission Expires: 05/28/03

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY AT LAW
761 OLD HICKORY BOULEVARD, SUITE 102, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
First Cousins Properties, L.L.C., A Tennessee Limited Liability Company	Owner
(Name)	(Name)
1900 Church Street, Suite 400	
(Street Address)	(Street Address)
Nashville, TN 37203	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, We, **June Harrison Garrett, Sam Young Garrett, Jr., Rhea Edward Garrett, and John Page Garrett** , hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **First Cousins Properties, L.L.C., A Tennessee Limited Liability Company** , hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF; but not further or otherwise.

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, and the heirs and/or assigns of said Grantee, forever; and, the Grantors further covenants with the said Grantee that Grantors is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantors does further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to the said Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantors.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 20th day of September, 2000.

June Harrison Garrett
JUNE HARRISON GARRETT

SAM YOUNG GARRETT, JR.

BY: Sam Young Garrett by Will L Harbison
William L. Harbison, Attorney-in-Fact

RHEA EDWARD GARRETT

BY: Rhea Edward Garrett by William L. Harbison
William L. Harbison, Attorney-in-Fact

JOHN PAGE GARRETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared, **JUNE HARRISON GARRETT**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged that June executed the same for the purposes herein contained.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 20th day of September, 2000.

My Commission Expires: 05/28/03

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of September, 2000, before me, a Notary Public, personally appeared, WILLIAM L. HARBISON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **SAM YOUNG GARRETT, JR.**, and acknowledged that he executed the same as the free act and deed of the said SAM YOUNG GARRETT, JR.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 5/28/03

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of September, 2000, before me, a Notary Public, personally appeared, WILLIAM L. HARBISON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **RHEA EDWARD GARRETT**, and acknowledged that he executed the same as the free act and deed of the said RHEA EDWARD GARRETT.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 5/28/03

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared, **JOHN PAGE GARRETT**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes herein contained.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 20th day of September, 2000.

My Commission Expires: 05/28/03

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

EXHIBIT "A"

TO THE SPECIAL WARRANTY DEED

DESCRIPTION

BEING part of Lot No. 152 on the plan of the Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for said County, described as follows:

Beginning on the northerly margin of Hayes Street, at a point 50 feet West of the westerly margin of 19th Avenue North, formerly Douglas Avenue; thence with said Street, westwardly 43 feet; thence at right angles, northwardly 180 feet to the southerly margin of an alley; thence with said alley, eastwardly 43 feet; thence at right angles, southwardly 180 feet to the beginning.

BEING the same property conveyed to June Harrison Garrett, Sam Young Garrett, Jr., Rhea Edward Garrett, and John Page Garrett by Last Will and Testament of Sam Young Garrett, Sr., of record in Will Book 206, Page 740, Probate Court for Davidson County, Tennessee, and by Executor's Deed of Record in Instrument No.: 20000914-0091494, Register's Office for Davidson County, Tennessee. Being the same property deeded to Sam Young Garrett by Deed from J. G. McMillan and wife, Mary Elizabeth McMillan, of record in Book 1874, Page 415, Register's Office for Davidson County, Tennessee ("RODC"). The said Sam Young Garrett having since died. The said Sam Young Garrett and Sam Young Garrett, Sr., being one and the same person.

THIS IS IMPROVED PROPERTY LOCATED AT: 1902 Hayes Street, Nashville, Tennessee 37203.

THIS instrument is being executed by William L. Harbison in behalf of SAM YOUNG GARRETT, JR., pursuant to a Power of Attorney on the 1st day of September, 2000, of record in Instrument No.: 20000914-0091492, said Register's Office.

THIS instrument is being executed by William L. Harbison in behalf of RHEA EDWARD GARRETT, pursuant to a Power of Attorney on the 8th day of September, 2000, of record in Instrument No.: 20000914-0091493, said Register's Office.