STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Tami C. Perkins
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of February, 2001.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 02/20/01 15:01 2pgs
Fees:11.00 Taxes:358.90
20010220-0015727

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tami C. Perkins
3713 Valley Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Volunteer Trust Mortgage Corp.
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

MAP-PARCEL NUMBERS:
133-07-0-279.00

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, **Charles V. Garrett, a married man** hereinafter referred to as Grantor, hereby transfers and conveys to **Tami C. Perkins, an unmarried woman** hereinafter referred to as Grantee, 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. 202 on the plan of Section Three, Valley View Meadows, of record in Book 3700, Page 93, Register's Office for said County.

Said Lot No. 202 fronts 65.0 feet on the northerly margin of Valley Ridge Drive and extends back 172.31 feet on the southeasterly line and 193.37 feet on the northwesterly line to a dead line in the rear, measuring 119.93 feet thereon.

Being the same property conveyed to Richard H. Garrett and wife, Minne A. Garrett and Charles V. Garrett by Warranty Deed from Harry B. Johnson and wife, Renee W. Johnson of record in Book 8360, Page 656, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Charles V. Garrett by Quitclaim Deed from Richard H.

Garrett and wife, Minne A. Garrett of record in Book 9486, Page 907, Register's Office for Davidson County, Tennessee. Stephanie Garrett as spouse of Charles V. Garrett hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3700, Page 93, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3673, Page 439, Book 3770, Page 214, Book 4065, Page 227, and Book 4082, Page 106, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

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 3713 Valley Ridge Drive, Nashville, Tennessee 37211.

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 13th day of February, 2001.

Charles V. Garrett

Stephanie 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 Charles V. Garrett, a married man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2001.

Notary Public

11-18-01

My Commission Expires

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

02754-BP