Davidson County DEEDWARR
Recvd: 06/15/01 12:49 3pgs
Fees:15.00 Taxes:312.65
20010615-0063535

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Ron J. Garfield	[IndyMac Bank, F.S.B.	[
[Luci B. Garfield	[155 North Lake Avenue	[Map 051-08-0
[207 E. Due West Avenue	[Pasadena, CA 91101	[Parcel 213.00
[Madison, TN 371 15	[	[

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205
[26b

10665

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Due West Properties, LLC, a Tennessee Limited Liability Company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Ron J. Garfield and wife, Luci B. Garfield, (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennesee, being Lot No. 11 on the Plan of Bailey Subdivision, as of record in Book 5800, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Due West Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mary M. Binnion of record in Book 10970, page 181, said Register's Office for Davidson County, Tenenssee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Plat Book 5800, page 93, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 207 E. Due West Avenue, Madison, Tennessee 37115.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[

[The actual consideration or value, whichever is greater for
[this transfer is $84,500.00.
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[

Affiant

[Subscribed and sworn to before me this
[7th day of June, 2001.
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[
[

Notary Public

[My Commission Expires: 11-24-2001
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of June, 2001.

Due West Properties, LLC

by: Virginia A Pitts, Chief Mgr

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia N. Pitts,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the chief manager of Due West Properties, LLC and that he/she as such chief manager executed the within instrument for the purposes therein contained, by signing the name of the corporation by herself as chief manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-2001