WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF 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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony V. Garrett and wife Terry M. Garrett	SAME	042-14-0-063.00
(NAME) 405 Tuckahoe Dr.	(NAME) SAME	
(ADDRESS) Madison, TN 37115	(ADDRESS) SAME	
(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, **Damion A. Nix and wife, Michelle D. Davis,**(AKA MICHELLE D. NIX) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony V. Garrett and wife Terry M. Garrett**, 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. 13 on the Plan of Blair Estates Section 1, of record in Book 2663, page 24, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Damion A. Nix and Michelle D. Davis unmarried by Deed from Jimmy S. Carman and wife, Phyllis Carman dated 10/22/93, recorded 11/19/93 in Book 9158, page 386, Register's Office for Davidson County, Tennessee.

This is improved ■ unimproved property, known as 405 Tuckahoe Dr., Madison, TN 37115

(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 our/my hands this 8/9/01.

Damion A. Nix

Michelle D. Davis aka Michelle D. Nix

Davidson County DEEDWARR
Recvd: 08/23/01 10:59 2pgs
Fees:13.00 Taxes:632.70

20010823-0091087

STATE OF TENNESSEE

COUNTY OF Davidson } ss:

Damon A Nix and Michelle D. Davis A.K.A. Michelle D. Nix

On this, 8/9/01, before me personally appeared ✓ to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

5/20/03

NOTARY PUBLIC AT LARGE

, Notary Public.

Loan #

TENNESSEE -Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
Initial(s) _____

Form 3043 9/90