PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (SK) Title No: 43146

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/17/01 15:11 2pgs
Fees:13.00 Taxes:532.80
20011217-0139177

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael L. Garrison Susan H. Garrison 429 Coventry Drive Nashville, Tennessee 37211	Suntrust Bank 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 147-02-152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$144,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James V. Pecora, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael L. Garrison and spouse, Susan H. Garrison** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 165 on the plan of Abbay Hall, Section II of record in Book 2331, page 38, Register's Office for said County.

SAID Lot No. 165 fronts 102.0 feet on the southerly margin of Coventry Drive and extends back 293.5 feet on the easterly line and 295.0 feet on the westerly line to a dead line in the rear, measuring 102.0 feet thereon.

Being the same property conveyed to James V. Pecora, by deed from Meriam J. Brown Shremmer, married of record in Book 11386, page 989, Register's Office for Davidson County, Tennessee.

Sandra Pecora, spouse of James V. Pecora, joins in this conveyance soley to convey any and all marital interest she may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 38, said Register's Office, which Plan shows a 40 foot minimum building setback line from Coventry Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 429 Coventry, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of December, 2001 .

12.14.01
James V. Pecora

12-14-01
Sandra Pecora

State of TENNESSEE
County of WILLIAMSON

On this 14th day of December, 2001 , before me the undersigned authority, personally appeared **James V. Pecora** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $144,000.00

Michael L. Garrison
Affiant

Sworn and subscribed before me this 14th day of December, 2001

My Commission Expires: 5/30/04

Notary Public

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN