9:26

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11658B

MAP/GROUP/PARCEL: 083-14-0/265.00

NEW OWNER'S NAME AND ADDRESS:
BRIAN G. GARRETT, a single man
115 28TH Ave. North
Nashville, TN 37203
SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 01/07/02 13:51 2pgs
Fees:13.00 Taxes:163.54
20020107-0002214

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, CHARLES L. REEVES AND DOLORES REEVES, the Trustees of the "ReevesRevocable Trust dated 11 April, 1995", hereinafter called Grantors, do hereby transfer and convey unto BRIAN G. GARRETT, a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 76, on the plan of Edgefield Land Company's First Subdivision, as shown on plat of record in Plat Book 57, Page 130, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 1800 Lillian Street, Nashville, TN 37206

BEING the same property conveyed to grantors herein by deed of record in Book 9684, Page 252, Register's Office for Davidson County, Tennessee.

Charles L. Reeves and Dolores Reeves as Trustees for the "Reeves Revocable Trust dated 11 April, 1995" with full power and authority as per the terms of the Trust.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

"Reeves Revocable Trust dated 11 April, 1995"

Charles L. Reeves, Trustee

Dolores Reeves, Trustee

STATE OF Arizona
COUNTY OF Maricopa

PERSONALLY appeared before me, the undersigned authority, CHARLES L. REEVES AND DOLORES REEVES, as Trustees of the "ReevesRevocable Trust dated 11 April, 1995", with whom I am personally acquainted, and made oath that they as Trustees for the Reeves Revocable Trust Dated 11 April, 1995 with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Sun City West, AZ, on this the 20th day of December, 2001.

Carolyn Sue Brown
NOTARY PUBLIC

My Commission Expires:

1-2-2006

OFFICIAL SEAL
CAROLYN SUE BROWN
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Jan. 2, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $44,200.00.

Brian A Garrett
AFFIANT

Sworn to and subscribed before me, this 20th day of December, 2001.

Shelton Hatcher
NOTARY PUBLIC

My Commission Expires:

2/3/02

SHELTON HATCHER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.