PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURNED: COMMONWEALTH TITLE AGENCY
[illegible]
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of December, 2001, by and between BRIAN C. WEBSTER and MONICA L. WEBSTER, HUSBAND AND WIFE, hereinafter called Grantors, and JOHNNY L. GARNETT JR. and FRANCHELLE T. GARNETT, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BRIAN C. WEBSTER and MONICA L. WEBSTER, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JOHNNY L. GARNETT JR. and FRANCHELLE T. GARNETT, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3929 STILTON DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to said Grantees, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

BRIAN C. WEBSTER
Signature of Seller

MONICA L. WEBSTER
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/11/02 09:53 3pgs
Fees:18.00 Taxes:418.10
20020111-0004548

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BRIAN C. WEBSTER and MONICA L. WEBSTER, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of December, 2001.

Notary Public

My Commission Expires
May 30, 2004

My Commission Expires:_____

Name and Address of Property Owner:

JOHNNY L. GARNETT JR. and FRANCHELLE T. GARNETT, HUSBAND AND WIFE

3929 STILTON DRIVE
NASHVILLE, TN 37207

Property Address:

3929 STILTON DRIVE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 041-11-0, PARCEL 057-00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$113,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

JLG
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **December, 2001.**

Notary Public

My Commission Expires
May 30, 2004

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 388 on the Plan of Bellshire Estates, Section A, as of record in Plan Book 2331, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to BRIAN C. WEBSTER and MONICA L. WEBSTER, HUSBAND AND WIFE, by Deed from GARRETT K. GEE, of record in BOOK 10447, PAGE 504, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 041-11-0, PARCEL 057-00).

2. All matters as set forth on the Plan of Bellshire Estates, Section A, of record in Plat Book 2331, page 116, said Register's Office.

3. Easement for sanitary sewer and/or storm drainage, of record in Book 6232, page 936, said Register's Office.