WARRANTY DEED

Record & Return To:
Southern Title Services, LLC
Three Maryland Farms, STE 150

Brentwood, TN 37027

mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st Day of September, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — KIMBERLY A. GOOCH — DAVIDSON COUNTY, TENNESSEE — My Commission Expires JAN. 29, 2005

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Garrett	Suntrust Bank	75-11-163
(NAME)	(NAME)	
4308 Baton Rouge Drive	1 Park Place N.E.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Atlanta, GA 30303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Abby A. Wells,*** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Heather Garrett**** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

*unmarried
**unmarried

Land in Davidson County, Tennessee, being Lot No. 85-A on he Plan of the Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107, Rachel Square, Section Two, as of record in Book 6250, Page 542, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Abby A. Wells, unmarried, by Warranty Deed of record in Book 10171, page 451, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Book 6455, Page 135, Book 6619, Page 777 as amended in Book 8030, Page 757; By-Laws of record in Book 6619, Page 782 and any and all matters as shown on plat of record in Plat Book 6250, page 542, all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 4308 Baton Rouge Drive Hermitage TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 21st Day of September, 2001.

Davidson County DEEDWARR
Recvd: 01/22/02 10:52 2pgs
Fees:12.00 Taxes:0.00

20020122-0008373

Abby A. Wells

This instrument was inadvertently recorded in Williamson County, said property is located in Davidson County.

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Abby A. Wells, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st Day of September, 2001.

Kimberly A. Baez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-29-05

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 29, 2005

State of Tennessee, County of WILLIAMSON
Received for record the 26 day of
SEPTEMBER 2001 at 11:14 AM. (REC# 437255)
Recorded in official records
Book 2271 Pages 123- 124
Notebook 67 Page 414
State Tax $ 316.35 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 329.35.
Register of Deeds SADIE WADE
Deputy Register KELLY FAULKNER