RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **May, 2002, by and between GRADY WILLARD GARTON, A MARRIED MAN, and CHARLES WALTER GARTON, A MARRIED MAN and JUANITA MARIE HALL, AN UNMARRIED WOMAN, BEING ALL OF THE LEGATEES AND DEVISEES OF NETTIE GARTON, DECEASED, hereinafter called Grantors, and MIRANDA MERKLE, AN UNMARRIED WOMAN, hereinafter called Grantee.**

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, GRADY WILLARD GARTON, A MARRIED MAN, and CHARLES WALTER GARTON, A MARRIED MAN and JUANITA MARIE HALL, AN UNMARRIED WOMAN, BEING ALL OF THE LEGATEES AND DEVISEES OF NETTIE GARTON, DECEASED, Grantors, do hereby bargain, sell, transfer and convey unto MIRANDA MERKLE, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, his 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 1311 ARDEE AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors and assigns forever. The Grantors covenant and agree with the said Grantee 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, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors heirs and assigns, against the lawful claims of all person whomsoever.

LOIS GARTON **, wife of GRADY WILLARD GARTON, one of the Grantors herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.**

ELIZABETH GARTON **, wife of CHARLES WALTER GARTON, one of the Grantors herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.**

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

Miranda Merkle
GRADY WILLARD GARTON
Signature of Seller

Lois D Garton
Spouse of GRADY WILLARD GARTON

Charles Walter Garton
CHARLES WALTER GARTON
Signature of Seller

Elizabeth Garton
Spouse of CHARLES WALTER GARTON

Juanita Marie Hall
JUANITA MARIE HALL
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/11/02 14:48 4pgs
Fees:23.00 Taxes:254.93
20020611-0071128

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES WALTER GARTON, JOINED BY HIS WIFE, ELIZABETH GARTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my official hand at office, on this 31st Day of May, 2002.

Notary Public

My commission expires: 5/30/2004

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUANITA MARIE HALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my official hand at office, on this 31st Day of May, 2002.

Notary Public

My commission expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GRADY WILLARD GARTON, JOINED BY HIS WIFE,** ELIZABETH GARTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **May, 2002.**

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

MIRANDA MERKLE, AN UNMARRIED WOMAN

1311 ARDEE AVENUE
NASHVILLE, TN 37216

Property Address:

1311 ARDEE AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

1ST TRUST BANK FOR SAVINGS
6525 QUAIL HOLLOW, STE. 300
MEMPHIS, TN 38120

Map & Parcel #: MAP 61-16, PARCEL 233

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 **$68,900.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **May, 2002.**

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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. 58 on the Re-Subdivision of Sunnymeade as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the north side of Ardee Avenue and extends back 332.7 feet on the east line and 30.1 feet on the west line to a line on the rear measuring 50 feet thereon.

Being the same property conveyed to NELLIE GARTON, unmarried, by Deed from POLLY WITHAM, of record in BOOK 4436, PAGE 932, Register's Office for DAVIDSON County, Tennessee. The said NETTIE Garton having since died and by her Last Will and Testament filed in the Probate Court of Davidson County, Tennessee, to Docket No. 01P-414, and filed in Will Book 1734, page 31793 the property was devised and bequeathed unto the following children: Grady Willard Garton, Charles Walter Garton and Juanita Marie Hall, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 61-16, PARCEL 233).

2. All matters as set forth on the Plan of Re-Subdivision of Sunnymeade, Unit No. 2, of record in Plat Book 974, page 57, said Register's Office, which plan includes a 5-foot public utility and drainage easement along the rear lot line.