THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19180**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $755,000.00 Affiant Subscribed and sworn to before me, this 5th day of July, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. James Andrew Carson 708 Enquirer Avenue Nashville, TN 37205	NEW OWNER	MAP 130-6 PAR 19 FB BM 7315

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JEANETTE GARRISON, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES ANDREW CARSON AND WIFE, KRISTIN FESTAG CARSON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 708 Enquirer Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2002.

Jeanette Garrison by Joseph Christopher Garrison

JEANETTE GARRISON, BY: JOSEPH CHRISTOPHER GARRISON, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY OF RECORD IN BOOK 11328, PAGE 630 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/17/02 14:10 2pgs
Fees:13.00 Taxes:2793.50

20020717-0086216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH CHRISTOPHER GARRISON with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said JEANETTE GARRISON and is authorized by the said JEANETTE GARRISON to execute this instrument on HER behalf.

Witness my hand, at Office, this 15th of JULY, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land In Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots of Belle Meade Second Plan as of record in Plat Book 5200, page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeannette Garrison by deed from Paul C. Buff and Sonja Gail Little-Buff of record in Book 11327, page 85, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 5787, page 221; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 52, said Register's Office.