JANICE L. TAYLOR
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~01/20/06~~ 3-21-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Dan Garant and wife, Susan Slaten Garant	Cavalry Banking	Map: 093-11-0-A-123.00 CO
(NAME) 123 Academy Square	(NAME) 114 West College Street	Parcel:
(ADDRESS) Nashville TN 37210	(ADDRESS) Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, THAD COMBS AND WIFE MARISA COMBS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto RICHARD DAN GARANT AND WIFE, SUSAN SLATEN GARANT, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 123, REVISED ACADEMY SQUARE, as shown by plat appearing of record in Plat Book 5200, page 14, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Thad Combs by Warranty Deed of record in Book 9820, Page 539, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 6117, page 681, amended in Book 6222, page 873, and Book 9520, page 748; By-Laws of record in Book 6117, page 700; Charter of Homeowner's Association in Book 6125, page 384; and, any and all matters as shown on the plan of record in Plat Book 5200, page 14, all of record in the said Register's Office.

Unimproved ( )
This is improved (x) property, known as 123 Academy Square, Nashville, TN 37210
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 19th day of July, 2002.

Thad Combs

Marisa Combs

Davidson County DEEDWARR
Recvd: 07/24/02 09:25 2pgs
Fees:13.00 Taxes:334.85
20020724-0088708

STATE OF Tennessee

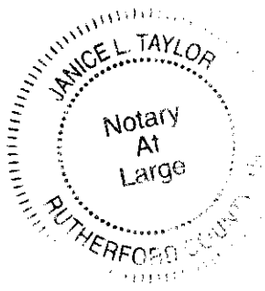
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Thad Combs and wife Marisa Combs who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of July, 2002.

Notary Public

My Commission Expires: 3-21-04



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167