WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Frank R. Holbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN
My Commission Expires April 28, 2004

Davidson County DEEDWARR
Recvd: 09/11/02 14:05 2pgs
Fees:13.00 Taxes:148.00
20020911-0110849

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Holbert	same	MAP 71-9 PARCELS 80,81, 82, 83, & 84
(NAME) 1602 HAYNES MEADE CIRCLE		
(ADDRESS) NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Grover C. Garrett, unmarried, and the HEIRS AT LAW OF E.R. GARRETT, DECEASED, being Donald Barry Garrett and Enoch Ralph Garrett Jr. and Johnny Wayne Garrett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Holbert, 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:

SEE ATTACHED EXHIBIT A

ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This is unimproved property, known as 1713 3rd Street and Seminary Street, Nashville, TN 37207
(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 we do covenant with the said GRANTEES 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 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 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 4th day of September, 2002.

Enoch Ralph Garrett Jr.

G.C. Garrett
Grover C. Garrett

Johnny Wayne Garrett

Donald Barry Garrett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Grover C. Garrett and Donald Barry Garrett and Enoch Ralph Garrett Jr. and Johnny Wayne Garrett the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 9/4/2002.

Commission expires:

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN
My Commission Expires April 28, 2004

Exhibit "A"

Land in Davidson County, Tennessee, being described as follows:

Being Lot Nos. 21, 22, 23, 24 and 25 on the Map of W. H. Nance's Subdivision of Lot No. 14, Brooklyn Plan, as of record in Book 332, page 14, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 21, 22 and 23 fronts 100 feet each on the northeasterly side of 3rd Street and run back to a 20-foot alley, Lot No. 21 running back 176 feet on the northwesterly line and 175 feet on the southeasterly line, Lot No. 22 running back 175 feet on the northwesterly line and 174 feet on the southeasterly line, Lot No. 23 running back 174 feet on the northwesterly line and 173 feet on the southeasterly line.

Said Lot No. 24 fronts 75 feet on the northeasterly side of 3rd Street and runs back 173 feet to an alley.

Said Lot No. 25 fronts 85.5 feet on the northeasterly side of 3rd Street and runs back 178.3 feet on the northwesterly line and 155.5 feet on the southeasterly line to a dead line.

Being the same property conveyed to E. R. Garrett and wife, Dorris Garrett and G. C. Garrett and wife, Mary Garrett by deed of record in book 2106, page 346, Register's Office for Davidson County, Tennessee; the said Dorris Garrett having predeceased E. R. Garrett on March 11, 1976, and the said E. R. Garrett having since died intestate and unmarried on March 25, 1994. The property then vested in eight (8) children, his sole heirs at laws:
Five (5) children by his wife Dorris Garrett being: E. R. Garrett, Jr., Frances Garrett Cartwright, Johnny Wayne Garrett, Donald Barry Garrett, and Virgil Cleveland Garrett. Virgil Cleveland Garrett having died intestate and married on October 8, 1987 leaving his share to his wife Teresa Garrett and his only minor child Brandy May Garrett.
Three (3) children by Martha Garrett, (having died on November 7, 1992) the 2nd wife of E. R. Garrett being: Jackie Garrett Smith, Penney Tenise Garrett Appleby and Trina Sue Garrett Vaughn. Penney Tenise Garrett Appleby, Jackie Darlene Garrett Smith and Trina Sue Garrettt Vaughn having conveyed their interest in subject property to E. R. Garrett, Jr., Frances Garrett Cartwright, Johnny Wayne Garrett, Donald Barry Garrett, and Brandy May Garrett by deed of record in Book 9490, page 680, Register's Office for Davidson County, Tennessee.
Frances Garrett Cartwright having conveyed her interest in subject property to Donald Barry Garrett by deed of record in Instrument No. 200002160015520, Register's Office for Davidson County, Tennessee.
Brandy May Garrett a/k/a Brandie Teresa May Garrett, no longer a minor, having conveyed her interest in subject property to Donald Barry Garrett by deed of record in Instrument No. 20020621-0075162, Register's Office for Davidson County, Tennessee.
The said Mary Garrett, spouse of G. C. Garrett having died on June 16, 1966, leaving G. C. Garrett as surviving tenant by the entirety in their one have interest in subject property.

Teresa Garrett is signing this quitclaim to convey any interest in subject property, which she inherited from her deceased husband Virgil Cleveland Garrett, to Donald Barry Garrett. And further having conveyed to her interest to Donald Barry Garrett by deed of record in Instrument No. 20020911-0110848, Register's Office for Davidson County, Tennessee.

ENOCH RALPH GARRETT, JR. AND E. R. GARRETT, JR. are one and the same person.