Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Heather Rebecca Garland
911 Cleves Street
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Center Dr.
Franklin, TN 37067

MAP **44-15**
GROUP
PARCEL **172**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Shannon J. Maddox, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Heather Rebecca Garland, unmarried**, hereinafter called the "GRANTEE", her 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 Lot No. 245, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, of record in Book 1424, page 68, Register's Office, Davidson County, Tennessee; located on the northeast corner of the intersection of Cleves and Tenth Streets, containing 0.13 acres, more or less; said premises being further known and designated as 911 Cleves Street, Old Hickory, Tennessee.
>
> Being the same property conveyed to Shannon J. Maddox, unmarried by deed from Anna W. Gaskin, unmarried of record in Instrument no. 20000403-0033099, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 911 Cleves Street, Old Hickory, Tennessee 37138.

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", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 11/11/02 13:07 2pgs
Fees:13.00 Taxes:371.85
20021111-0138961

WITNESS my hand this the 31st day of October, 2002.

Shannon J. Maddox

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Shannon J. Maddox, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of October, 2002.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $100,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2002.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005