WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/27/03

Notary Public

MY COMMISSION EXPIRES: 5/30/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd W. Garrett	Union Planters Bank, N.A.	142-16-0-A-065.00 Co
(NAME) 1101 Bedfordshire Court	(NAME) 7130 Goodlett Farms Parkway	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cordova, TN 38016	
(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, American Escrow & Closing Company, an Illinois Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd W. Garrett and wife, Jennifer Garrett 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:
Land in Davidson County, Tennessee, being Lot No. 65 on the plan of Phase 2 of Devon Park, a Planned Unit Development, of record in Book 6250, page 432, Register's Office for said County and to which plan and record thereof reference is hereby made for a more complete description. BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS HEREIN BY DEED OF RECORD UNDER INSTRUMENT # 20030303-0027268, SAID REGISTER'S OFFICE.
Subject to Covenants, Conditions and Restrictions contained in Instrument of record in Book 6176, page 7 and amended in Book 6541, page 542, Book 6967, page 156, said Register's Office.
By Laws of record in Book 8276, page 53; Charter of Incorporation of record in Book 7372, page 862 and subject to all matters appearing on the plan of record in Plat Book 6250, page 432.

This is improved ☒ unimproved property, known as 1101 Bedfordshire Court, Nashville, TN 37221
(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/my hands this 2/27/03

American Escrow & Closing Company,
an Illinois Corporation

By: Craig E Anderson, President

By: Robert J. Cepek, Vice-President

Davidson County DEEDWARR
Recvd: 03/03/03 09:40 2pgs
Fees:13.00 Taxes:925.00

20030303-0027269

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Paige Anderson and Robert S. Cook with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President and Vice President of American Title Services of Illinois, LLC, a corporation, the within named bargainor, and that he as such President and Vice Pres., being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and seal at office this 3rd day of Feb, 2003.

MY COMMISSION EXPIRES: 6/20/06

OFFICIAL SEAL
ROBIN A CLARK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/20/06