WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Marianne Wilcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2003.

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT WILCHER	SAME AS NEW OWNER	MAP 42-11 PARCEL 29
(NAME)	(NAME)	
630 OLD HICKORY BOULEVARD		
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(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, **KENNETH D. GARNER AND PEGGY W. GARNER THE GARNER TRUSTEE(S) RESPECTIVELY, AND HIS/HER/THEIR SUCCESSORS IN THE GARNER TRUST FOR THE BENEFIT OF THE GARNER THE GARNER TRUST DATED 12/1/00, A REVOCABLE LIVING THE GARNER TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT WILCHER AND WIFE, MARIANNE WILCHER,** 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 the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Solon E. Davis, Engineer, October 26, 1953, as follows: BEGINNING at a point on the northerly margin of Old Hickory Boulevard, at the intersection with the east line of Marthonna Road; thence with the margin of Marthonna Road North 1 deg. 30' East 280 feet to a point; thence South 85 deg. 56' 30" East 145 feet to a point; thence Southerly 280.15 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of the same westerly 145 feet to the beginning, EXCEPTING, however, a small triangle at the southeast corner of the lot to be taken for a curve at the intersection of said Old Hickory Boulevard and Marthonna Road.

Being the same property conveyed to Kenneth D. Garner and Peggy W. Garner The Garner Trustee(s) respectively, and his/her/their successors in The Garner Trust for the benefit of Peggy Garner and Kenneth Garner, under the terms of The Garner The Garner Trust dated 12/1/00, a Revocable Living The Garner Trust of record in Instrument No. 20001219-0124407, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 630 Old Hickory Boulevard, Madison, TN 37115
(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 19th day of August, 2003.

Kenneth D. Garner Trustee
KENNETH D. GARNER, TRUSTEE

Peggy W. Garner, Trustee
PEGGY W. GARNER, TRUSTEE

Davidson County DEEDWARR
Recvd: 08/28/03 11:15 2pgs
Fees:13.00 Taxes:462.50

20030828-0125109

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, KENNETH D. GARNER and PEGGY W. GARNER THE GARNER TRUSTEE(S) OF THE GARNER TRUST, 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 and are authorized by THE GARNER TRUST to execute this instrument.

Witness my hand and official seal this 19th day of August, 2003.

Commission expires: 4-28-04

Notary Public

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