WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Donald E. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF September 2003

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-1642-F

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ferguson (NAME)	Union Planters Bank (NAME)	54-14-8
304 Louviers Lane (ADDRESS)	1900 Charles Bryan Road (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Cordova, TN 38016 (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, Richard L. Garrett and wife, Linda Lane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Ferguson, A Married Person

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 Lot No. 65 on the Plan of Brandywine Farms, Section 2, of record in Book 3700, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard L. Garrett and wife, Catherine L. Garrett, by deed from Jams H. Nevans and wife, Renee D. Nevans, of record in Book 10067, page 679, Register's Office for Davidson County, Tennessee. The said Richard L. Garrett and wife, Catherine L. Garrett having since divorced, and by Quitclaim Deed of record in Book 11652, page 167, the said Catherine L. Garrett conveyed all her right, title and interest in subject property to Richard L. Garrett, unmarried.

Linda ~~Garrett~~ Lane, spouse of Richard L. Garrett, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of the marriage.

Davidson County DEEDWARR
Recvd: 09/09/03 11:00 2pgs
Fees:13.00 Taxes:814.00
20030909-0131344

unimproved ( )
This is improved (X) property, known as 304 Louviers Lane, Old Hickory, TN 37138
(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 my hand this 5th day of September, 2003

Richard L. Garrett

Linda ~~Garrett~~ Lane

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Garrett and wife, Linda ~~Garrett~~ Lane

the bargainor s, with whom I am personally acquainted or proved to me 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 at Goodlettsville, Tennessee, this 5th day of September, 2003.

Commission expires 10/25/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

NOTARY PUBLIC AT LARGE Bertie Jo Whitaker My Commission Expires October 25, 2003 STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public