Davidson County DEEDWARR
Recvd: 11/19/03 10:34 2pgs
Fees:13.00 Taxes:310.80
20031119-0168725

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
John M. Garrett
903 Beaumont Drive
Madison, TN 37115

MORTGAGEE:
CTX Mortgage Company
P. O. Box 199114
Dallas, TX 75219-9114

SEND TAX BILL TO:
CTX Mortgage Co.
P.O. Box 199113
Dallas TX 75219

MAP 51
GROUP 3
PARCEL 131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, WE, **ROBERT E. GARRETT, JR.** and wife, **MARY P. GARRETT**, have this day bargained and sold, and do hereby transfer and convey unto **JOHN MATTHEW GARRETT**, a single man, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 61, on the Plan of Pleasant Acres, Section II, as shown on plat of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 61 fronts 96.59 feet on the easterly side of Beaumont drive and runs back between lines, measuring 150.05 feet on the southline and 139.82 feet on the north line to a dead line in the rear, measuring 71 feet thereon.

Being the same property conveyed to Robert E. Garrett, Jr. and wife Mary P. Garrett by Deed of record in Book 3030, Page 17, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 903 Beaumont Drive, Madison, TN 37115

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

WE COVENANT with the Grantee herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2002 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 2133, Page 75, restrictions, and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Wilson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of November, 2002.

Robert E. Garrett Jr.
ROBERT E. GARRETT, JR.

Mary P. Garrett
MARY P. GARRETT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid state and county, **ROBERT E. GARRETT, JR. and wife, MARY P. GARRETT**, the bargainors, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 12th day of November, 2002.

NOTARY PUBLIC

KATHLEEN A. TOULINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: _____

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $84,000.00, which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 12th day of November, 2002.

NOTARY PUBLIC or REGISTER OF DEEDS

KATHLEEN A. TOULINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: _____