PROPERTY TAX INFORMATION:

OWNER: Larry M. Currie
Jessica Currie
136 Luna Drive
Nashville, TN 37211

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 148/03
Parcel: 122.00

Davidson County DEEDWARR
Recvd: 12/04/03 11:13 2pgs
Fees:13.00 Taxes:405.15
20031204-0174492

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, I the undersigned, **Terri R. Garvin, unmarried**, has bargained and sold and does hereby transfer and convey unto **Larry M. Currie and wife, Jessica Currie,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 5DU-15690 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 611 on the Plan of Cherokee Hills, Section VI, of record in Book 3842, page 15, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 611 fronts 75 feet along the northerly margin of Luna Drive, thence back between lines measuring 184.5 feet on the westerly line and 169.2 feet on the easterly line, to a broken line in the rear, measuring 76.6 feet thereon.
>
> BEING the same property conveyed to Terrie R. Garvin by Quitclaim Deed from Terrie R. Garvin as Personal Representative of the Estate of James R. Garvin, Deceased, as recorded in Instrument No. 20020321-0034980, Register's Office of Davidson County, Tennessee. For further source of title see Book 8103, page 30, and Book 5129, page 591, all of record in said Register's Office. The said Terrie R. Garvin having acquired the entire interest as the sole surviving heir.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

I, the undersigned, covenant with the said Grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered, except by lien of the 2003 property taxes which have been prorated between the parties and the Grantor having paid her prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

I, the undersigned, further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantees upon delivery of this deed.

WITNESS MY HAND, this the 25th day of November, 2003.

Terri R. Garvin

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 25th day of November, 2003, before me personally appeared Terri R. Garvin, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 04-19-04

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 109,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 25th day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 04-19-04

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN