RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $125,250.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

COMMISSION EXPIRES: 1-29-05

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

Davidson County DEEDWARR
Recvd: 01/07/04 13:59 2pgs
Fees:13.00 Taxes:463.43
20040107-0002736

THIS INSTRUMENT PREPARED BY: Grissim Title & Escrow, LLC 2309 Crestmoor Rd, Suite 300, Nashville, TN 37215		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
JAMES B. GARRETT 200 BLANCHARD PLACE NASHVILLE, TENNESSEE 37214	CHASE MANHATTAN MORTGAGE CORPORATION 5409 MARYLAND WAY, SUITE 202 BRENTWOOD, TENNESSEE 37027	MAP 95-4 PARCEL 124

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAUL R. MCABEE AND WIFE, GLORIA F. MCABEE**

I/WE HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JAMES B. GARRETT, UNMARRIED**

HEREINAFTER CALLED THE **GRANTEE(S),** 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. 76, on the Plan of Eva-mor Heights, as shown on plat of record in Plat Book 1424, page(s) 149, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Blanchard Place at the corner of Lots Nos. 75 and 76; thence with the line between said two lots westwardly 140 feet to the southeast corner of Lots 77; thence with the line between said Lots Nos. 76 and 77 northwardly 120 feet to the southwardly margin of Crossfield Drive' thence with same eastwardly 120 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 31.42 feet to the westerly margin of said Blanchard Place; thence with same southwardly 100 feet to the beginning.

Being the same property conveyed to Paul R. McAbee and wife, Gloria F. McAbee by Deed of record in Book 7895, Page 174, Register's Office for Davidson County, Tennessee.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record , all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 200 BLANCHARD PLACE, NASHIVLLE, TENNESSEE 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: DECEMBER 17, 2003

Paul R. McAbee
BY: Dianne Seeley
Dianne Seeley, Attorney in Fact

Gloria F. McAbee
BY: Dianne Seeley
Dianne Seeley, Attorney in Fact

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

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of , .

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____and_____ _____with whom I am personally acquainted and who upon _____oath(s) acknowledged _____to be the _____ and _____respectively of the _____ _____ the within named bargainor, a corporation, and that _____ _____as such _____and _____ being authorized to do so, execute the foregoing instrument of the purposes therein contained by signing the name of the coporation, by the said _____as such _____.

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

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dianne Seeley to me known to be the person who executed the foregoing instrument in behalf of Paul R. McAbee and Gloria F. McAbee, and acknowledged that she executed the same as the free act and deed of the said Paul R. McAbee and Gloria F. McAbee.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of December, 2003.

_____
Notary Public

NOTARY PUBLIC
AT LARGE
Davidson Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

My Commission Expires: 5/30/07

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ _____with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that ____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____ _____, by signing _____name as such _____.

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

_____
Notary Public

My Commission Expires: _____