FILE NUMBER
247570(2)

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0401-50990

Davidson County DEEDWARR
Recvd: 02/25/04 08:14 2pgs
Fees:13.00 Taxes:584.60
20040225-0021118

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 158,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2004.

Notary Public
My commission expires: ~~09/17/05~~

RHONDA S. HARDISON NOTARY PUBLIC WILSON COUNTY, TENN. AT LARGE

Address of New Owner	Send Tax Bills to:	Tax Information
Jerry H. Garrison	**U.S. Bank N.A.**	**62-15-34**
2608 Davidwood Court	**4801 Frederica Street**	
Nashville TN 37214	**Owensboro, KY 42301**	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Love Harper and Mary Ann Powell, devisees under the Last Will and Testament of Charles A. Love**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jerry H. Garrison and wife, Beverly K. Garrison**, hereinafter called the Grantees, their successors 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. 100, Section 3, Sutherland Heights, of record in Book 2663, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles A. Love and wife, Shirley Karnes Love by deed dated December 7, 1987, of record in Book 7421, Page 725, Register's Office for said County. Being further conveyed to Charles A. Love and Shirley Karnes Love creating a tenancy by the entireties as of record in Book 7527, Page 358, in the Register's Office for Davidson County, Tennessee. Charles A. Love and Shirley Karnes Love both having since died, Shirley Karnes Love predeceasing Charles A. Love leaving him as the surviving tenant by the entirety. Linda Love Harper and Mary Ann Powell being devisees under the Last Will and Testament of Charles A. Love, whose estate was probated in the Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 02P-1967.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2608 Davidwood Court, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of February, 2004.

Linda Love Harper
Linda Love Harper

Mary Ann Powell
Mary Ann Powell

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Linda Love Harper and Mary Ann Powell, devisees under the Last Will and Testament of Charles A. Love**, with whom I am personally acquainted, and who acknowledged they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office on this 23rd day of February, 2004.

Theresa D. Dorsey
Notary Public

My Commission expires: 09/17/05

