Davidson County DEEDWARR
Recvd: 03/03/04 13:57 2pgs
Fees:13.00 Taxes:432.90
20040303-0024193

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040037

Return to:
Elite Title Company
109 Westpark Drive
Suite ~~100~~ 230
Brentwood, TN 37027

Send Tax Bills To:
Lee & Elizabeth Garner
4909 Tanglewood Drive N.
Nashville, TN 37216

New Owner is:
4909 Tanglewood Drive N.
Nashville, TN 37216

MAP: 61-04-
PARCEL: 33.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James C. Disman, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lee Garner and wife, Elizabeth Garner**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being part of a 7.48 acre tract in the 11th Civil District, and being known as part of Block 3 on the Map of A. J. McGaughey's Second Hayesboro Subdivision, of record in Book 547, page 43, Register's Office for said County, and being known as Lot No. 6 on an unrecorded map showing a subdivision of the R. M. Condra property, described according to a survey made April 30, 1947, by W. W. Turner Co., Engineers, as follows:

Beginning at a point in the westerly margin of an unname road at the corner of Lots NOs. 6 and 7 shown on said plan; thence with the margin of said Road, northerly 129.5 feet to an off-set in said road, and continuing with said off-set westerly to the margin of a drive shown on said plan, a corner of the lot marked Liewllyn; thence along said Drive, northwesterly, around a curve, 29.5 feet to a point, and containing with Liewellyn's line, northwesterly 122 feet to a point on the margin of Bradford's Spring Branch; thence south 47' 5' West 208.4 feet to the corner of Lots Nos. 6 and 7; thence with the line between said lots, south 67' west 255 feet to the point of beginning.

Being the same property conveyed to James C. Disman, unmarried by Warranty Deed from John Edward Dodson, Executro of the Estate of Evelyn Pulley Dodson, Deceased dated 05/07/99, recorded 05/11/99, in Book 11472, page 436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of February, 20004

GRANTOR:

James C. Disman

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James C. Disman** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of February, 2004

Melissa L. Collins
Notary Public

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

SWORN TO and subscribed
before me this 26th day of
February, 2003.

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

Melissa L. Collins
NOTARY PUBLIC

My commission expires: 3/24/04