Davidson County DEEDWARR
Recvd: 03/05/04 14:21 2pgs
Fees:13.00 Taxes:520.93
20040305-0025615

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ 140793.00

Affiant

Subscribed and sworn before me this the 26th day of February, 2004.

My Commission Expires:

My Commission Expires NOV. 25, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner	Improved Property known as	Tax Bills mailed To:
Lee'A M. Garnett 1313 South Hampton Court Antioch, Tennessee 37013	1313 South Hampton Court Antioch, Tennessee 37013	Franklin American Mortgage Company 501 Corporate Centre Drive. Suite 400 Franklin, Tennessee 37067

Part of Map 151 Parcel 40

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

OLE SOUTH PROPERTIES, INC.

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

LEE'A M. GARNETT, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON COUNTY, TENNESSEE**, and more particularly described as follows:

225

Land in Davidson County, Tennessee, being Lot Number ~~255~~, on the plan of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Ole South Properties, Inc., by Deed from Cason Lane Development Partners, in Instrument # 20031103-0160874, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20010531-0056382; Instrument Number 20031111-0164945, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8197, page 288; Book 9661, page 919; 2338, page 466; Instrument Number 20000906-0088272; Instrument Number 20000906-0088271; and Instrument Number 20001030-0107415; Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 4446, page 423; Book 4535, page 351; Instrument Number; Instrument Number 20010531-0056383; Instrument Number 20010531-0056381; and Instrument 20020718-0086411, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 26TH day of Febuary, 2004.

OLE SOUTH PROPERTIES, Roger Case, Vice President 2/26/04

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **ROGER CASE** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of **OLE SOUTH PROPERTIES, INC.** for the purposes therein contained, and who further acknowledged him/her self to be the **VICE PRESIDENT,** and being authorized by the board of directors to execute this document on behalf of **OLE SOUTH PROPETIES, INC.**

Witness my hand and official seal this **26TH** day of **February, 2004.**

SANDRA GOLDEN-WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 25, 2006

Notary Public