Davidson County DEEDWARR
Recvd: 03/17/04 11:59 2pgs
Fees:13.00 Taxes:455.10

20040317-0030357

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2004.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard C. Garrett 4917 Kilimanjaro Drive Old Hickory TN 37138	Same	065-13-0 089

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, James P. Lynn, married, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Richard C. Garrett and wife, Leona M. Garrett, 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. 478 on the Plan of Sherwood Forest, Section 5, of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James P. Lynn, unmarried, by deed from Ronald E. Nally, unmarried, dated 03-31-95 of record in Book 9635, Page 662, Register's Office for Davidson County, Tennessee.

Tammy W. Lynn, wife of James P. Lynn, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.

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 4917 Kilimanjaro Drive, Old Hickory, TN 37138

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 15th day of March, 2004.

James P. Lynn

Tammy W. Lynn

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James P. Lynn and wife Tammy W. Lynn, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15th day of March, 2004.

Notary Public

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC
AT
LARGE
WILSON COUNTY, TENN.