WARRANTY DEED

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

D. Annette Mapes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2004

Tammy Jo Sulcer
Notary Public: [redacted]

MY COMMISSION EXPIRES: [redacted]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carol Harmon	Mortgage Investors Group	Map 74
191 Jacksonian Drive	8320 E. Walker Springs Ln.	Group 12
Hermitage, TN 37076	Knoxville, TN 37923	Parcel 37

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joe E. Garrett, Jr. and wife, Sue S. Garrett

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Carol Harmon, unmarried

hereinafter called the GRANTEES, 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. 632 on the Plan of Hermitage Hills Subdivision, Section Seven, as of record in Book 3300, Page 62, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

BEING the same property conveyed to Joe E. Garrett, Jr. and Sue S. Garrett by deed from Bobby Joe Goad and wife, Diane H. Goad, of record in Book 4329, Page 571, dated April 28, 1969, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3399, Page 446 and Book 3404, Page 165, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 62, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 191 Jacksonian Drive, Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 16th day of April, 2004.

Joe E. Garrett, Jr.

Sue S. Garrett

Davidson County DEEDWARR
Recvd: 04/22/04 15:10 2pgs
Fees:13.00 Taxes:425.50

20040422-0045931

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 Joe E. Garrett, Jr. and Sue S. Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2004.

My Commission Expires: 01/29/05

Notary Public

