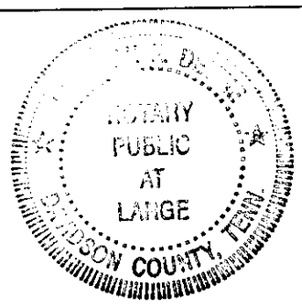
File #200420164



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,550.00.

Kim Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly D. Garrett	OWNER	Map: 150-9-A-92
(NAME) 1404 Calaris Court	(NAME)	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JANICE C. BARNES, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **KIMBERLY D. GARRETT, UNMARRIED,** hereinafter called the GRANTEE, her 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 all of Lot No. 246, on the Plan of Forest View Park, Section VIII, as shown by plat appearing of record in Plat Book 6900, Page 633, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Janice C. Barnes, unmarried by Warranty Deed dated November 27, 1991 of record in Book 8497, Page 147, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 7079, Page 472; Declaration of Annexation of record in Book 7322, Page 905; By-Laws of record in Book 7079, Page 492; By-Laws of Forest View Park Single Family Homeowners' Association of record in Book 7079, Page 506; Storm Water Detention Agreement of record in Book 7414, Page 319; Quitclaim Deed to Homeowners' Association of record in Book 8083, Page 804; Easement of record in Instrument No. 20020911-0110966; all matters shown on plat of record in Plat Book 6900, Page 633; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 1404 Calaris Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and Grantor covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 29th day of April, 2004.

Janice C. Barnes
Janice C. Barnes

Davidson County DEEDWARR
Recvd: 05/06/04 15:26 2pgs
Fees:13.00 Taxes:83.44

20040506-0052072

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Janice C. Barnes, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

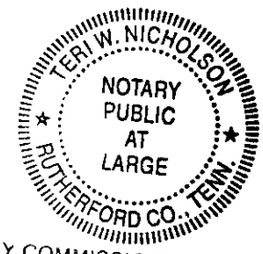
Witness my hand and official seal, this 29th day of April, 2004.

Teri W Nicholson

Notary Public

My Commission Expires: _____

(SEAL)



MY COMMISSION EXPIRES:
03/18/07

~~Mail After Recording~~ To:

~~Southern Title Services, LLC~~
~~124 First Avenue South, Suite 102~~
~~Franklin, TN 37064~~

Return to:
Advantage Title
109 Kenner Ave
Nashville, TN 37205
1111