Box 13 # 7865

Davidson County DEEDWARR
Recvd: 05/12/04 15:41 2pgs
Fees:13.00 Taxes:548.34
20040512-0055361

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,200.00

Heidi Jo Clayton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2004.

Notary Public

My Commission Expires: 5/08/04

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark Garrison and Amy Garrison
5749 Cedar Ash Crossing
Antoich, Tennessee 37013

SEND TAX BILLS TO:
SUN TRUST MORTGAGE
201 Fourth Ave. North
Nashville, TN. 37219

MAP-PARCEL NUMBERS:
164-09-0-020.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cheryl A. Woods, a married woman*** hereinafter referred to as Grantors, hereby transfers and conveys to **Mark Garrison and wife, Amy Garrison** hereinafter referred to as 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. 271 of Asheford Crossing, Section One, of record in Plat Book 9700, page 171, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Cheryl A. Woods, a single woman, by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Book 10215, page 871, Register's Office for Davidson County, Tennessee.

Todd Crawford, husband of Cheryl A. Woods, joins in this instrument to convey any and all interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 171, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9651, Page 900, and Book 9980, page482, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5749 Cedar Ash Crossing, Antoich, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 30th day of April, 2004.

Cheryl A. Woods

Cheryl A. Woods

Todd Crawford

Todd Crawford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl A. Woods and Todd Crawford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2004.

Notary Public

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-18-04

10462-BP