3rd
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/04 14:22 2pgs
Fees:13.00 Taxes:357.05

20040604-0066249

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$96,500.00.**

Fetina Garrett
Affiant

Subscribed and sworn to before me this 3 day of June, 2004

Notary Public
My Commission expires 8/21/06
(Affix Seal)

ANDREW H. HALDEN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Fetina Garrett	Homecomings Financial Network, Inc.	061-07-0-121.00
1004 Broadmoor Drive	2101 Rexford, Suite 168W	
Nashville, TN 37216	Charlotte, NC 28211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Louis T. Washburn**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Fetina Garrett, married**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the plan of Block "D" on the Map of Broadmoor, of record in Book 547, pages 161 and 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 of Block "D" fronts 50 feet on the south side of Woodruff Drive (now Broadmoor Drive) and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Louis T. Washburn, by deed from Vesta A. Edwards, a widow, on May 31, 1979, of record in Book 5445, page 890, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 161 and 162, Register's Office Davidson County, Tennessee.

This is improved property known as: **1004 Broadmoor Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 3, 2004.

Louis T. Washburn

Louis T. Washburn

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Louis T. Washburn** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 3, 2004

My commission expires 2006

Notary Public

ANDREW H. MALONEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.