FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Edith K. Garwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/26/08
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE ANITA LEE TEST

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:
Marlyn D. Garwood	SunTrust Mortgage, Inc.	Map 86
405 Breeze Point	201 4th Ave North, 7th Floor	Group 14-O-A
Hermitage, TN 37076	Nashville, TN 37219	Parcel 226-CO

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

Jolayne Boles Hines f/k/a Jolayne S. Boles

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Marlyn D. Garwood and wife, Edith K. Garwood
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:

BEING Unit No. 226, on the Plan of Stage Three, Hermitage Meadows, of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jolayne S. Boles, unmarried, by deed from Thomas W. Grumke and wife, Jane Barry-Grumke, of record in Book 6739, Page 880, said Register's Office, dated December 13, 1985.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6034, Page 383; Book 7660, Page 612; Instrument 20010327-0029002, said Register's Office.

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 Plat Book 6250, Page 300, said Register's Office; and (3) Articles of Incorporation of record in Book 6034, Page 376, amended in Book 7466, Page 25 & Book 8275, Pagbe 843, 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 226 Thistle Lane, 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 my hand this 25th day of June, 2004.

Jolayne Boles Hines

Davidson County DEEDWARR
Recvd: 06/28/04 15:58 2pgs
Fees:13.00 Taxes:320.05

20040628-0076683

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 Jolayne Boles Hines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 2004.

My Commission Expires: 1/24/08

Notary Public

