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Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $114,900.00

Raymond Garrett
Affiant

Subscribed and sworn to before me, this 15th day of July, 2004.

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

Notary Public
My commission expires: 9/4/05

02-0406-43283

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Raymond C. Garrett	SunTrust Mortgage, Inc.	151-00-0-040.00
7076 South Hampton Blvd.	201 Fourth Avenue North, 7th Floor	
Antioch TN 37013	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward Thomas, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Raymond C. Garrett, hereinafter called the Grantees, their successors 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. 81 on the Plan of Phase 3, Villages of Long Hunter, PUD, as shown by plat of record in Instrument No. 200207070093205, Register's Office for said County, to which reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Edward Thomas, Jr. by deed dated 11/26/03 of record in Instrument No. 200312150178947, Register's Office for Davidson County, Tennessee. Eileen D. Thomas, spouse of vested owner, joins in the execution of this instrument to convey any/all marital interest she may have in said property.
>
> SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.
>
> This property is improved property known as 7076 South Hampton Blvd., Antioch, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/03/04 13:34 2pgs
Fees:13.00 Taxes:425.13
20040803-0092853

WITNESS my hand this 15th day of July, 2004.

Edward Thomas, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward Thomas, Jr., with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of July, 2004.

Notary Public

My Commission expires 9/1/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005