THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
211 Third Avenue, N.
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 08/18/04 14:14 2 pgs
Fees:12.00 Taxes:0.00
20040818-0099915

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY JO GARRISON AND MICHAEL SCOTT FARMER	same	MAP: 83-9
(NAME)	(NAME)	
413 NORTH 15TH STREET		PAR. 276
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37206		W23-13200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00 , Exempt

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF AUGUST, 2004.

Robin R. Davis
Notary Public

MY COMMISSION EXPIRES Nov. 24, 2007

ROBIN R. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXECUTOR'S WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Mary Jo Garrison, Executrix of the Estate of Daisy Lee Juarez, Probate No. 04P-613, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mary Jo Garrison, an unmarried woman and Michael Scott Farmer, an unmarried man, as joint tenants with the right of survivorship, hereinafter called the Grantees, their heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 15 and 16 on the Map of survey of the J.J. Tamble Tract, as of record in Book 421, Page 29, Register's Office for said County.

Said Lot Nos. 15 and 16 front together 81 feet on the easterly side of North 15th Street and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Daisy Juarez, an unmarried woman by deed from Richard Delon Dye and wife, Sharon L. Dye of record in Book 5162, Page 51, et. seq., Register's Office for Davidson County, Tennessee. This conveyance is pursuant to the Will of Daisy Lee Juarez, being the same person as Daisy Juarez, which Will was Probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under docket number 04P-613.

This conveyance is made subject to:

1. Taxes for the year 2004, a lien, but not yet due and payable;

2. Any and all restrictions, easements, right of way or other encumbrances shown of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 413 North 15th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors, and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her, heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors, and assigns, against the lawful claims of all personal whomsoever.

WITNESS my hand this 18 day of August, 2004.

Mary Jo Garrison

Mary Jo Garrison

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robin R. Davis, a Notary Public in and for said County and State, the within named, Mary Jo Garrison, Executrix of the Estate of Daisy Lee Juarez, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee, this 18 day of August, 2004.

Robin R. Davis

Notary Public

My commission expires: NOV. 24, 2007

ROBIN R. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007