Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $308,000.00

Keri Starke
Affiant

Subscribed and sworn to before me, this 12 **day of August, 2004.**

Robbin Teasley
Notary Public
My commission expires: 11-27-2006

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

06-0407-71357

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gregory A. Garner 1809 Clinch Place Old Hickory TN 37138	First Horizon Home Loans 1555 W. Walnut Hill Ln. Ste 200 MC L0712 Irving, TX 75038	64-03-0-A-069

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, L. Dale Johnson and wife, Traci T. Johnson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gregory A. Garner and wife, Dawn M. Garner, 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. 164, on the Plan of Phase Twelve Section Two Brandywine Pointe, of record in Plat Book 9700, Page 15; corrected in book 9828, Page 823, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to L. Dale Johnson and wife, Traci T. Johnson by deed, dated 12/07/98, from Thomas W. Fulton and wife, Linda S. Fulton, of record in Book 11244, Page 669, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1809 Clinch Place, Old Hickory, TN 37138

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: 08/19/04 12:14 2pgs
Fees:13.00 Taxes:1139.60
20040819-0100338

WITNESS my hand this 12 day of August, 2004.

L. Dale Johnson

Traci T. Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 12 day of August, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

