(1)

Davidson County DEEDWARR
Recvd: 09/13/04 10:08 2pgs
Fees:13.00 Taxes:740.00
20040913-0110015

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2004

Notary Public

MY COMMISSION EXPIRES: 5/24/08
(AFFIX SEAL)

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS
John L. McCarty	NEW OWNER	Map 95
3924 Adkins Drive		Group 8
Nashville, TN 37214		Parcel 85

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

The Estate of Kathleen B. Garr

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John L. McCarty and wife, Theresa McCarty
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 Lot No. 2 on the Final Plat, Resubdivision of Lot No. 2, on the Plan of The Garr Estates as of record in Instrument 20040826-0103370, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to August A. Garr and wife, Kathleen B. Garr, by deed of record in Book 2963, Page 493, Register's Office for Davidson County, Tennessee. The said August A. Garr having predeceased Kathleen B. Garr. The Grantors herein execute this instrument as Co-Executors of the Estate of Kathleen B. Garr pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 02P-1128.

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 Instrument 20040826-0103370, said Register's Office; (3) Easements of record in Book 4288, Page 341, and Book 3000, Page 637, 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 263 Graylynn Drive, Nashville, TN 37214

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 7th day of September, 2004.

The Estate of Kathleen B. Garr

August Anthony Garr Jr. Co-Executor

By: August Anthony Garr, Jr. Co-Executor

Nancy Garr Schwartz Co-Executor

By: Nancy Garr Schwartz, Co-Executor

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 August Anthony Garr, Jr., Co-Executor for the Estate of Kathleen B. Garr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Co-Executor of the Estate of Kathleen B. Garr and as such Co-Executor he is authorized to execute this instrument on behalf of the Estate.

Witness my hand, and official seal at Nashville, Tennessee, this 7th day of September, 2004.

My Commission Expires: 1-29-05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Nancy Garr Schwartz, Co-Executor for the Estate of Kathleen B. Garr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Executor of the Estate of Kathleen B. Garr and as such Co-Executor she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, and official seal at Nashville, Tennessee, this 7th day of September, 2004.

My Commission Expires: 1-29-05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.