WARRANTY DEED

G-MM-04-0701

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte Mohr	Countrywide Home Loans	
701 Bayswater Circle (ADDRESS)	(NAME) 3011 Armory Drive, Suite 120 (ADDRESS)	149-02-0-A 011.00 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM GARMON AND WIFE, TERRY GARMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MONTE MOHR, UNMARRIED,, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11, ON THE PLAN OF PICCADILLY SQUARE, PHASE I, OF RECORD IN BOOK 5200, PAGES 720, 721, AND 722, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM ELLEN M. GARMON TO WILLIAM (BILL) GARMON AND TERRY GARMON AS RECORDED ON THE 30TH DAY OF AUGUST, 1996 IN BOOK 10173, PAGE 77, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 5200, pages 720, 721 &722; Book 6355, page 322; Book 6496, page 100; Book 6496, page 114; Book 6496, page 107; Book 6518, page 184; Book 6518, page 190; Book 8083, page 386; Book 6830, page 739; Book 6236, page 684 amended in Book 6295, page 506 and Book 6295, page 520; Book 6236, page 708; Book 6236, page 703, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 701 Bayswater Circle, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of September, 2004.

William Garmon

Terry Garmon

Davidson County DEEDWARR
Recvd: 09/23/04 14:29 2pgs
Fees:13.00 Taxes:480.63

20040923-0115078

STATE OF Tennessee
COUNTY OF Davidson

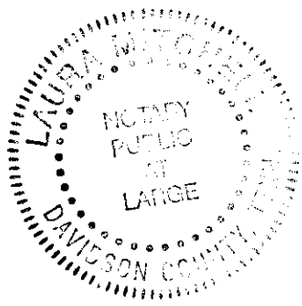
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Garmon and Terry Garmon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 21st day of September, 2004.

Notary Public

My Commission Expires: 5/28/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903