WARRANTY DEED

Please return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

B-CBB-04-0401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Subscribed and sworn to before me, this 15th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES JULY 19, 2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/23/04 14:40 2pgs
Fees:13.00 Taxes:315.98

20040923-0115097

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
Tarsha Garrett	Tarsha Garrett (NAME)	
401 Shadetree Court (ADDRESS)	401 Shadetree Court (ADDRESS)	60-11-A-29.00CO
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (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 JACQUELINE JOHNSON, unMarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TARSHA GARRETT, 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. 40 on the plan of Section Three, Pine Ridge, of record in Book 6900, Page 660, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jacqueline Johnson, unmarried, by Deed from Slate Construction Company, Inc., dated July 24, 1995 of record in Book 9743, Page 756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 401 Shadetree Court, Nashville, Tennessee 37207
(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 15th day of September, 2004.

Jacqueline Johnson

STATE OF Tennessee
COUNTY OF Davidson

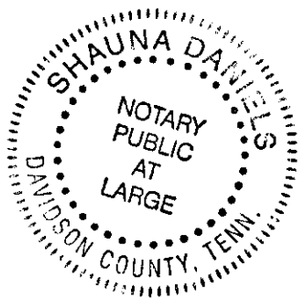
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacqueline Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 15th day of September, 2004.

Shauna Daniels
Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903