State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Subscribed and sworn to before me, this 20th day of October, 2004.

Charles E. Garrett Jr.
Affiant

My Commission Expires:
4-11-05

Notary Public

File No. N13571

NOTARY PUBLIC AT LARGE

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

| ADDRESS OF NEW OWNER: | | SEND TAX BILLS TO: | |
|---|---|---|---|
| NAME: Charles E. Garrett, Jr.<br>Andrea N. Steele | | NAME: Charles E. Garrett, Jr.<br>Andrea N. Steele | |
| STREET ADDRESS: 4713 Indian Summer Drive | | STREET ADDRESS: 4713 Indian Summer Drive | |
| CITY: Nashville | STATE: Tennessee | CITY: Nashville | STATE: Tennessee |
| ZIP CODE: 37207 | | ZIP CODE: 37207 | |
| MAP & PARCEL NO.: 032-09-0-103.00 | | | |

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, Tyrone Morton, unmarried

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Charles E. Garrett, Jr. and Andrea N. Steele

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

**Being Lot No. 139 on the Plan of Quail Ridge, Section 3, as shown by plat of record in Plat Book 7900, Page 160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.**

**BEING the same property conveyed to Tyrone Morton by Warranty Deed from Tim S. Raynaud and wife, Angela Raynaud, dated 09/26/00, recorded 09/29/00, as Document No. 200009290096324, in the Register's Office of Davidson County, Tennessee.**

Subject to restrictive covenants of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4713 Indian Summer Drive, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my 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.

Davidson County DEEDWARR
Recvd: 10/22/04 10:12 2pgs
Fees:13.00 Taxes:469.90
20041022-0127179

WITNESS my hand this 20th day of October, 2004.

Tyrone Morton by Keevin Morgan

Tyrone Morton by Keevin Morgan, Attorney-in-Fact

Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of October, 2004, before me personally appeared Keevin Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tyrone Morton as his/her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said Tyrone Morton.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 20th day of October, 2004.

NOTARY PUBLIC
My Commission Expires: 4-11-05

**WARRANTY DEED**