This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle #251
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/26/04 11:48 2pgs
Fees:13.00 Taxes:521.70
20041026-0128590

ADDRESS NEW OWNER:
Kenneth Garrison
1119A Greenland Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Homecomings Financial
2101 Rexford Suite 168W
Charlotte, NC 28211

Map # 61-11-306

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Robert B. Beck and wife, Martha Lu Beck, hereinafter called the **Grantors**, do hereby convey unto Kenneth Garrison, married hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No 2, on the plan of Greenland Tract of resubdivision of Lot 9, as shown on plat of record in Plat Book 5190, Page 362, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert B. Beck and wife Martha Lu Beck on December 17, 2001 by Warranty Deed of record in Instrument 20011220-0140703 said Register's Office.

This is improved property known as 1119 A Greenland Ave, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is 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.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 15th day of October, 2004.

Robert B. Beck

Martha Lu Beck

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Robert B. Beck and Martha Lu Beck known to me to be the persons whose names are subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 15th day of October 2004.

Notary Public in and for the
State of Tennessee

JEFFREY M. GRISSIM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-05

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

Sworn and subscribed before me on 10/15/04

Notary Public

JEFFREY M. GRISSIM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

My Commission Expires: 6/22/2008.