RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43420

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2004

Notary Public

MY COMMISSION EXPIRES 3-27-07

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard Garner	Premier Bank of Brentwood	81-7-404
1808 Cephas Street	5217 Maryland Way	
Nashville, TN 37208	Brentwood, TN 37027	

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, I/WE,

James R. Rawls and wife, Kay R. Rawls

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Garner, married and wife, Barbara Garner

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:

Land in Davidson County, Tennessee, described as follows to wit:

Being the northerly 25 feet of Lot No. 3 and the southerly 12 feet 8 inches of Lot No. 4 on the Plan of Cephas Woodards Subdivision of Lots 5 and 6, Woodard Elan, which plan of said Subdivision is of record in Plat Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said property part of Lot No. 3 and southerly part of Lot No. 4 together front 37 feet 8 inches on the easterly side of Cephas Avenue, and runs back eastwardly between parallel lines 115 feet to an alley.

Being the same property conveyed to James R. Rawls and wife, Kay R. Rawls, by Warranty Deed from John Martin of record in Instrument No.: 20021204-0149304, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Unimproved ( )
This is improved (X) property known as 1808 Cephas Street, Nashville, TN 37208

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/our hand(s) this 13th day of October, 2004

James R. Rawls

James R. Rawls

Kay R. Rawls

Kay R. Rawls

Davidson County DEEDWARR
Recvd: 11/09/04 10:08 2pgs
Fees:13.00 Taxes:99.90

20041109-0134906

STATE OF FLORIDA)
COUNTY OF Marion)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named James R. Rawls and wife, Kay R. Rawls, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2004

Sandra J. Lloyd
Notary Public

My Commission Expires: 6/1/07

SANDRA J. LLOYD
Notary Public, State of Florida
My comm. expires June 1, 2007
Comm. No. DD218281