THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19523B

Davidson County DEEDWARR
Recvd: 12/21/04 09:17 3pgs
Fees:18.00 Taxes:517.63
20041221-0151408

MAP/GROUP/PARCEL:
061-04-0/033.00

NEW OWNER'S NAME AND ADDRESS:
BENJAMIN PYLES
4909 TANGLEWOOD DRIVE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LEE GARNER and ELIZABETH GARNER, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto BENJAMIN PYLES, A MARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The subject property is commonly known as 4909 TANGLEWOOD DRIVE, Nashville, TN 37216.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #200403030024193, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

LEE GARNER

ELIZABETH GARNER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, LEE GARNER and ELIZABETH GARNER, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 14th day of DECEMBER, 2004.

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 1-27-08

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $139,900.00.

AFFIANT

Sworn to and subscribed before me, this the 14th day of December 2004.

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 1-27-08

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being part of a 7.48 acre tract in the 11th Civil District, and being known as part of Block 3 on the Map of A. J. McGaughey's Second Hayesboro Subdivision, of record in Book 547, page 43, Register's Office for said County, and being known as Lot No. 6 on an unrecorded map showing a subdivision of the R. M. Condra property, described according to a survey made April 30, 1947, by W. W. Turner Co., Engineers, as follows:

Beginning at a point in the westerly margin of an unname road at the corner of Lots NOs. 6 and 7 shown on said plan; thence with the margin of said Road, northerly 129.5 feet to an off-set in said road, and continuing with said off-set westerly to the margin of a drive shown on said plan, a corner of the lot marked Liewllyn; thence along said Drive, northwesterly, around a curve, 29.5 feet to a point, and containing with Liewellyn's line, northwesterly 122 feet to a point on the margin of Bradford's Spring Branch; thence south 47' 5' West 208.4 feet to the corner of Lots Nos. 6 and 7; thence with the line between said lots, south 67' west 255 feet to the point of beginning.