Davidson County DEEDWARR
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Fees:13.00 Taxes:99.90

20050103-0000599

WARRANTY DEED

PREPARED BY:

WILLIAM P. JONES
Attorney at Law
103 Bluegrass Commons Blvd.
Suite #1, Westover Building
Hendersonville, TN 37075
824-3761

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $27,000.00.

Affiant

Sworn to and subscribed before me on this the 30th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 9-19-07

WILLIAM P. JONES Notary Public at Large SUMNER COUNTY, TN

MORTGAGEE:

Wilson Bank & Trust
P. O. Box 768
Lebanon, TN 37088

Address New Owner:

Mr. Brian G. Garrett

115 28th Avenue North

Nashville, TN 37203

Send Tax Bills to:

Same as Owner

Map Parcel

082-04-0 056.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **CHRISTINE HIGH, Executrix of the Estate of Hatten Betty**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **BRIAN G. GARRETT**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lots 295 and 296 on the Plan of Oakwood Park as of record in Book 421, Page 12, Registers' Office for said County. Said lots adjoin and front together 62 feet on the Westerly side of North 8th Street and extend back between parallel lines 165 feet to an alley in the rear.

BEING the same property conveyed to HATTEN BETTY and wife, ANNIE BETTY by Installment Deed dated May 26, 1966, and executed by NANCY J. SPROUSE and recorded in Book 4021, Page 421, Register's Office for Davidson County, TN. The said Annie Betty having predeceased Hatten Betty and the said Hatten Betty having subsequently died.

PROPERTY BEING SOLD "AS IS".

This is improved property known as 1106 North 8th Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 30th day of December, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Christine High

CHRISTINE HIGH, Executrix
of the Estate of Hatten Betty

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHRISTINE HIGH, Executrix of the Estate of Hatten Betty, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 30th day of December, 2004.

SUMNER COUNTY, TN WILLIAM P. JONES Notary Public

NOTARY PUBLIC

My Commission Expires: 9-19-07