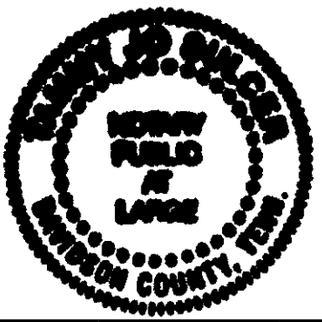
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 2004

Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

My Commission Expires NOV. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omar Garner	GMFS, LLC	MAP 043-06
(NAME)	(NAME)	
311 Nix Drive	7389 Florida Blvd, Ste 200A	PARCEL 092.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Baton Rouge, LA 70806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Clayton W. Tidwell and wife, Llewellyn S. Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Omar 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, Being Lot No. 2 on the Plan of the resubdivision of parts of Lots 54 and 42 on the unrecorded Plan of a subdivision of Anderson Estates, Tracts 14 (Book 1130, Page 37, Register's Office for Davidson County, Tennessee.), as shown of record in Book 5190, Page 131, said Register's Office, and being more particularly described as follows, to wit:

Said Lot No. 2 fronts 6.0 feet on the westerly margin of Nix Drive and runs back 174.91 feet on the northerly line and 175.35 feet on the southerly line to a dead line in the rear on which it measures 60.0 feet.

BEING the same property conveyed to W.J. Fillmore and Clayton W. Tidwell by Installment Deed of record in Book 5271, page 236, Register's Office for Davidson County, Tennessee. The said W.J. Filmore, joined by his wife, Cleo Filmore having since conveyed their (1/2) interest to Clayton W. Tidwell and wife, Llewellyn S. Tidwell by Warranty Deed dated March 12, 1992, record in Book 8584, page 303, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 311 Nix Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 20th day of December, 2004

Clayton W. Tidwell

Llewellyn S. Tidwell

Davidson County DEEDWARR
Recvd: 01/04/05 16:01 2 pgs
Fees:13.00 Taxes:373.70

20050104-0001455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clayton W. Tidwell and wife, Llewellyn S. Tidwell

the bargainor S., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of December 2004

Commission expires 3-31-07

Melissa Patterson
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public