Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/14/05 08:16 2 pgs
Fees:13.00 Taxes:869.50

20050114-0005155

06-0412-71548

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 12 day of January, 2005.

Notary Public
My commission expires: 02/24/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Rodger W. Garrison	American Home Mortgage	098-05-0-B
6313 Spera Pointe Crossing	538 Broadhollow Road	015.00CO
Hermitage TN 37076	Melville, NY 11747	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laura Jo Fisher**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rodger W. Garrison and wife, Darla D. Garrison**, hereinafter called the Grantees, their successors 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. 15, First Revision, Baypointe Subdivision, Phase 1, of record in Plat Book 20006210061773, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laura Jo Fisher, unmarried and Pam R. Smith, unmarried, as tenants in common with right of survivorship by deed from Robert S. Richmond dated 4-18-2002 of record in Instrument No. 20020517-0060770, Register's Office for Davidson County, Tennessee. Further, Laura Jo Fisher, unmarried and Pam R. Smith, unmarried as tenants in common with right of survivorship conveyed subject property to Laura Jo Fisher, unmarried, as joint tenants with right of survivorship, by quitclaim deed of record in Instrument No. 20030723-0103258, said Register's Office. Laura Jo Fisher, unmarried and Pam R. Smith, unmarried conveyed subject property to Laura Jo Fisher of record in Instrument No. 20040520-0059236, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6313 Spera Pointe Crossing, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7 day of January, 2005.

Laura Jo Fisher

Laura Jo Fisher

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laura Jo Fisher and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 7 day of January, 2005.

Kathleen A. Tomlinson

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 02/24/08

