WARRANTY DEED

FILE BOX #5

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/19/05 09:38 2 pgs
Fees:13.00 Taxes:136.90

20050119-0006584

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard I. Garner	NEW OWNER	Map 81
955 Caldwell Lane		Group 10
Nashville, TN 37204		Parcel 276

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, we

Nancy D. Driver a/k/a Nannie D. Driver, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Richard I. Garner, married

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:

BEING Lot No. 347, on the Plan of J.M.T. J. & C. W. Hardings Addition, of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 347 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Leeland Street and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Nannie D. Driver by deed from Lynn P. Talley, unmarried, and Audrey C. Talley, unmarried, joint tenants with right of survivorship, of record in Instrument 20011005-0108418, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 21, Page 80, said Register's Office.

Power of Attorney of record in Instrument 20030207-0017181, said Register's Office.

Nancy D. Driver and Nannie D. Driver being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1724 23rd Avenue North, 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 hand this 18th day of January, 2005.

Nancy D. Driver
By: David C. Duncan, Attorney-in-Fact

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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, David C. Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Nancy D. Driver a/k/a Nannie D. Driver as her Attorney in Fact as the free act and deed of the within named Nancy D. Driver a/k/a Nannie D. Driver.

Witness my hand and official seal at Nashville, Tennessee the 18th day of January, 2005.

My Commission Expires: 01/29/05

Notary Public

