THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23623-11-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $144,900.00. Affiant Subscribed and sworn to before me this 15th day of December, 2004. Notary Public My Commission Expires: My Commission Expires NOV. 22, 2008

DARRIS B. LINGSLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/20/05 14:15 2 pgs
Fees:13.00 Taxes:499.13

20050120-0007555

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bethany Garrett William P. Jackson 5950 Colchester Drive Hermitage, TN 37076	New Owner	Map No.087-05-0-A Parcel No. 056.000 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David C. Malone and Janice W. Malone**, husband and wife ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bethany Garrett and William P. Jackson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5950 Colchester Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of December, 2004.

David C. Malone

Janice W. Malone by David C. Malone, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David C. Malone**, 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, at office, this 15th day of December, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David C. Malone**, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Janice C. Malone** and is authorized by the said Janice W. Malone to execute this instrument on HER behalf.

Witness my hand, at office, this 15th day of December, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Farmingham Woods Phase II, Section 1, as of record in Plat Book 7900, page 306, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David C. Malone, married by deed dated October 28, 1997 from Lance Aratani and wife, Claudia Aratani of record in Book 10662, page 868, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid and prorated by the parties and assumed by the Grantee(s).
2. Charter of Incorporation of Farmingham Woods Homeowners Association, Inc. of record in Book 8245, page 768, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 7900, page 306, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Book 8199, page 852, Register's Office for Davidson County, Tennessee.