THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19329J

MAP/GROUP/PARCEL:
149-05-0/171.00

Davidson County DEEDWARR
Recvd: 02/17/05 13:32 6 pg
Fees:33.00 Taxes:159.10
20050217-0018243

NEW OWNER'S NAME AND ADDRESS:
MARK WILLIAMS
104 Dalton Circle
Hendersonville, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **THE ESTATE OF JOYCE S. GARRETT,** hereinafter called Grantor, does hereby transfer and convey unto **MARK WILLIAMS, A MARRIED MAN,** his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 89 on the plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The subject property is improved property commonly known as 4745 Terragon Trail, Antioch, Tennessee, 37013.

Being the same property conveyed to John A. Garret, Sr. and wife, Joyce M. Garrett herein by deed of record in Book 8051, Page 211, Register's Office for Davidson County, Tennessee. John A. Garrett, Sr. died on May 19, 2000, and at the time of his death was the husband of Joyce M. Garrett. Joyce M. Garrett died intestate on February 20, 2003, and at the time of her death was an unremarried widow.

Cheryl Ann Garrett Pruitt, Teresa Joyce Garrett Lake, Steven Darrell Garrett, and Jeannie Marie Garrett Wright and William Thomas Garrett joins in this conveyance as the remaining heirs to the estate of Joyce M. Garrett as evidenced by Affadavit of Heirship attached herewith.

John Albert Garrett, Jr. died on 8-13-84, and at the time of his death was unmarried. John Albert Garrett, Jr. died intestate leaving two remaining heirs namely Jenifer Lynn Garrett and John Albert Garrett, III.

Jenifer Lynn Garrett and John Albert Garrett, III join in this conveyance for the purpose of conveying any interest they may have in said property as the heirs on John Albert Garrett, Jr. (Jennifer Lynn Garrett and Jenifer Lynn Garrett is one and the same as Jennifer L. Waterhouse)

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds its, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Cheryl Ann Garrett Pruitt
CHERYL ANN GARRETT PRUITT

Teresa Joyce Garrett Lake
TERESA JOYCE GARRETT LAKE

Steven D Garrett
STEVEN DARRELL GARRETT

Jeannie Marie Garrett Wright
JEANNIE MARIE GARRETT WRIGHT

WILLIAM THOMAS GARRETT

Jennifer L Waterhouse
JENNIFER LYNN ~~GARRETT~~ Waterhouse

John A Garrett III
JOHN ALBERT GARRETT III

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, CHERYL ANN GARRETT PRUITT, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, TN, on this the 24th day of December, ~~2004~~ 2005.

Felecia E. Martin
NOTARY PUBLIC

FELECIA E. MARTIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, TERESA JOYCE GARRETT LAKE, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, TN, on this the 14th day of December, 2004.

Woody Hartman
NOTARY PUBLIC

WOODY HARTMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMM. EXPIRES JULY 19, 2008

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, STEVEN DARRELL GARRETT, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, TN, on this the 24th day of December, 2004.

Felecia E. Martin
NOTARY PUBLIC

FELECIA E. MARTIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

STATE OF TN
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, JEANNIE MARIE GARRETT WRIGHT, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in NASHVILLE, TN, on this the 24 day of ~~December, 2004.~~ JAN. 2005

My Commission Expires November 26, 2005

NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, WILLIAM THOMAS GARRETT, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, TN, on this the 24th day of December, ~~2004.~~ 2005

Felecia E. Martin
NOTARY PUBLIC

FELECIA E. MARTIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

STATE OF Georgia
COUNTY OF Catoosa

Waterhouse PERSONALLY appeared before me, the undersigned authority, JENNIFER LYNN ~~GARRETT~~, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Ft Oglethorpe, GA, on this the 20 day of ~~December~~ January, 2005

NOTARY PUBLIC

DEBRA TOWLES NOTARY PUBLIC CATOOSA COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 19, 2005

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, JOHN ALBERT GARRETT III, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in OCA, ____, on this the 12th day of ~~December, 2004.~~ January, 2005

NOTARY PUBLIC My commission expires 9/20/2008

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $43,000.00.

AFFIANT

Sworn to and subscribed before me, this the 5th day of ~~December,~~ February 2005

NOTARY PUBLIC

STACY STIDHAM HIGBEE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

MY COMMISSION EXPIRES ON
MAY 28, 2007

ATTACHED TO AND MADE A PART OF WARRANTY DEED
TO MARK WILLIAMS FOR PROPERTY KNOWN AS
4745 TERRAGON TRAIL, ANTIOCH, TN 37013.

AFFIDAVIT OF HEIRSHIP

OF

JOYCE S. GARRETT

STATE OF TENNESSEE

COUNTY OF SUMNER

KNOW ALL MEN BY THESE PRESENTS:

That on this day personally appeared Becky Bohanna and Janice Graves, (the affiants), known to me to be the persons whose signatures appear hereinbelow, and having been duly sworn by me upon their oath they did depose and say:

We are all residents of Williamson / Davidson County, Tennessee, and are competent to make this affidavit, being at least 21 years of age. We are well and personally acquainted with the life and marital history of Joyce S. Garrett, who was born on December 2, 1938, and who died on February 20, 2003.

We know that Joyce S. Garrett was married once and only once during his lifetime, and that was to John A. Garrett, Sr. This marriage continued without interruption until the death of John A. Garrett, Sr., on May 19, 2001.

Of this marriage, (6) and only (6) children were born, namely, Cheryl Ann Garrett Pruitt and John Albert Garrett, Jr. and Teresa Joyce Garrett Lake, and Steven Darrell Garrett, and Jeannie Marie Garrett Wright and William Thomas Garrett.

John Albert Garrett, Jr. died on 8-13-1984 and at the time of his death was unmarried. John Albert Garrett, Jr. had two children, and only two children, namely Jenifer Lynn Garrett and John Albert Garrett, III.

No other child or children were born to, nor were any child or children adopted by or taken into the home of the said Joyce A. Garrett and John A. Garrett, Sr., under circumstances from which an adoption could be inferred or implied.

Joyce S. Garrett. died intestate in Nashville, Tennessee on February 20, 2003. No administration has ever been taken out nor has any been requested upon his estate, for the reason that all debts, charges, and taxes of any sort or form have been fully paid and discharged. We know that the value and size of the estate of Joyce S. Garrett is sufficiently small so that there is no tax owing to the State of Tennessee or any other state

for inheritance tax purposes, and no Federal Estate tax is owing to the government of the United States of America or any other government upon her estate.

During the marriage of Joyce S. Garrett and John A. Garrett, Sr. they acquired as community property certain miscellaneous personal property, and certain real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for said County, to which reference is made for a more particular description of said lot.

Further affiants saith not.

Becky Bohanna
BECKY BOHANNA

Janice A Graves
JANICE GRAVES

STATE OF TENNESSEE
COUNTY OF Davidson

The above and foregoing Affidavit of Heirship was SUBSCRIBED AND SWORN TO and ACKNOWLEDGED before me by Becky Bohanna, on this the 28th day of October, 2004.

NOTARY PUBLIC
My Commission Expires: My Commission Exp. Mar. 22, 2008

ANGELA J. JONES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The above and foregoing Affidavit of Heirship was SUBSCRIBED AND SWORN TO and ACKNOWLEDGED before me by Janice Graves, on this the 28th day of October, 2004.

NOTARY PUBLIC
My Commission Expires: My Commission Exp. Mar. 22, 2008

ANGELA J. JONES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN