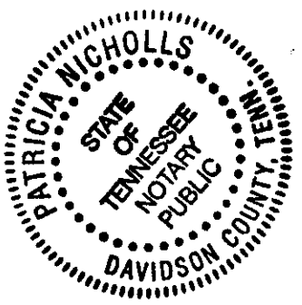
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Glenda Garriott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2005

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

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:
Glenda F. Garriott	New Owner	Map 136
P.O. Box 17514		Group 13-0
Nashville, TN 37217		Parcel 057.00

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

Jerry L. Dunham and wife, Kathy E. Dunham

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Glenda F. Garriott
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. 103, on the Plan of Edge-O-Lake Estates, Section Eight, of record in Book 3700, Page 101, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jerry L. Dunham and wife, Kathy L. Dunham, by deed from Jack D. Brown, et al, of record in Book 8430, page 146, said Register's Office.

This conveyance is subject to: (1) 2005 County Taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 3700, page 101, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4076, page 565, said Registe's Office.

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 2849 Rural Hill Circle, Nashville, TN 37217

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 hands this 25th day of February, 2005.

Jerry L. Dunham

Kathy E. Dunham

Davidson County DEEDWARR
Recvd: 02/28/05 10:17 2 pg
Fees:13.00 Taxes:388.50
20050228-0021437

FILE BOX 45

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 Jerry L. Dunham and Kathy E. Dunham, 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 Nashville, Tennessee, this 25th day of February, 2005.

My Commission Expires: 1/24/09

Notary Public

