This instrument prepared by and return to: **FEARNLEY & CALIFF, PLLC**
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 03/02/05 16:21 3 pgs
Fees:18.00 Taxes:358.16
20050302-0023222

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of February, 2005, by and between Nathan Garris, an unmarried man and John L. Garris and wife, Janie O. Garris party of the first part, and Jami Thompson, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See Exhibit "A" attached

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 4860, Pages 62, 63, and 64, Master Deed of record in Deed Book 4743, Page 258, Book 4980, Page 378, Book 5091, Page 39, Book 5122, Page 878, Book 5165, Page 781, Book 5172, Page 77, Book 5546, Page 493, Book 6145, Page 135, and in Book 6229, Page 970, and By-Laws of record in Deed Book 4743, Page 258, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Nathan Garris executes the signatures of John L. Garris and Janie O. Garris by virtue of authority granted to him in Specific Power of Attorney of record at Instrument No. 20050302-0023221, in the Register's Office of Davidson County, Tennessee.

WITNESS the signature of the party of the first part the day and year first above written.

Nathan Garris

John L. Garris

Janie O. Garris

By: Attorney in fact
Nathan Garris, Attorney-in-Fact
for John L. Garris

By: Attorney in fact
Nathan Garris, Attorney-in-Fact
for Janie O. Garris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Nathan Garris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Nathan Garris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of John L. Garris and Janie O. Garris, and acknowledged that he executed the same as the free act and deed of the said John L. Garris and Janie O. Garris.

WITNESS my hand and official seal at office this 22nd day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Owner & Address : Jami Thompson
137 Hermitage Woods Drive
Hermitage, TN 37076

Tax Parcel No.: 086-11-0-A-057.00

Property Address: 137 Hermitage Woods Drive
Hermitage, TN 37076

MAIL TAX BILLS TO: Jami Thompson
137 Hermitage Woods Drive
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $96,800.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jami Thompson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Exhibit "A"
Property Description

Land situated in Davidson County, Tennessee to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6, Building 2, together with the garage, designated 2-6-G on the plan of Revised Phase 2 and 2-A, Hermitage Woods Condominium Apartments, of record in Book 4860, Pages 62, 63 and 64, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nathan Garris, an Unmarried Man and John L. Garris and Janie O. Garris Husband and Wife, herein by Warranty Deed dated April 25, 2003 filed for record May 9, 2003 at Instrument No. 20030509-0062585, in the Register's Office of Davidson County, Tennessee.