Return to: Smith, Slater, Assoc
846 Conference Dr.
Suite 4
Oville, TN 37072

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 03/21/05 10:37 2 pg:
Fees:13.00 Taxes:1155.25
20050321-0030357

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Timothy H. Eidson, et ux 415 Rosehill Drive Goodlettsville, TN 37072	Same As New Owner	Map 25-07, Parcel 4 Map 25-07, Parcel 2

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **PAMELA E. GARRETT**, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto **TIMOTHY H. EIDSON** and wife, **STEPHANIE EIDSON**, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: BEING Lot No. 72 on the Plan of Ranchwood Estates, Section III, Goodlettsville, Tennessee, as of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee.

SAID Lot No. 72 fronts 213.44 feet on the westerly side of Rosehill Drive and runs back between lines 315 feet on the northerly line and 310 feet on the southerly line to a dead line in the rear on which It measures 49.85 feet thereon.

TRACT NO. 2: A certain tract or parcel of land in Davidson County, Tennessee. Being land dedicated for a water tank site on the Plan of Ranchwood Estates, Section III, Goodlettsville, Tennessee, of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point at the northwest corner of Lot No. 70 on the said Plan of Ranchwood Estates, Section III; thence North 4 deg. 40 min. East 126.0 feet to a point; thence South 78 deg. 06 min. East 110 feet to a point; thence South 11 deg. 54 min. West 80 feet to a point; thence South 76 deg. 21 min. West 103.99 feet to the point of beginning.

BEING the same property conveyed to Pamela E. Garrett by deed from Timothy M. Garrett of record in Book 10673, page 238, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 415 Rosehill Drive, Goodlettsville, TN 37072.

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 the GRANTOR does covenant with the said GRANTEES, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 3300, page 59, said Register's Office.

3. Restrictive Covenants of record in Book 3797, page 290, said Register's Office, if applicable.

And, the GRANTOR does further covenant and bind herself, her 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.

WITNESS my hand on the day and date last acknowledged below.

"GRANTORS"

PAMELA E. GARRETT, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA E. GARRETT, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of March, 2005.

MICHAEL MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC 3/25/06

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $312,500.00.

Affiant

Sworn to and subscribed before me, this the 18th day of March, 2005.

MICHAEL MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC 3/25/06