Davidson County DEEDWARR
Recvd: 04/05/05 08:42 2 pg
Fees:13.00 Taxes:332.63

20050405-0036699

WARRANTY DEED

G-GFG-05-2383

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-29-08

(AFFIX SEAL)

NOTARY PUBLIC FRANCES RUDY MY COMMISSION EXPIRES APRIL 29, 2008 DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Outhai Soundara	First Franklin Financial	
2383 Granny Wright Lane (ADDRESS)	(NAME) 112 Towne Park Dr.Ste.G150 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Kennesaw, GA 30144 (CITY) (STATE) (ZIP)	123-28

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERRI R. GARVIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OUTHAI SOUNDARA unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF GRANNY WRIGHT PIKE, THE SOUTHEAST CORNER OF A TRACT OF 2 ACRES CONVEYED TO BONNIE WATTS BY DEED OF RECORD IN BOOK 1115, PAGE 471, SAID REGISTER'S OFFICE; THENCE ALONG WATT'S SOUTH LINE WESTERLY 855 FEET TO A POINT IN THE EAST LINE OF TRACT NO. 3 OF THE ABOVE MENTIONED PARTITION DEED; THENCE WITH THE LINE OF THE SAME, SOUTH 3 & #189; DEGREES WEST 102 FEET TO A POINT; THENCE EASTERLY 855 FEET TO THE WESTERLY MARGIN OF GRANNY WRIGHT PIKE, THENCE WITH THE MARGIN OF THE SAME, NORTH 3 & #189; DEGREES EAST 102 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TERRI R. GARVIN BY WARRANTY DEED FROM DAVID E. ADCOCK AND WIFE, CAROLYN F. ADCOCK, RECORDED ON THE 4TH DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031204-0174498, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2383 Granny Wright Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 28th day of March, 2005.

Terri R. Garvin

STATE OF Tennessee
COUNTY OF Davidson

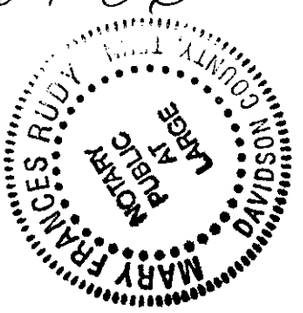
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terri R. Garvin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903