This Instrument Was Prepared By:

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PICK-UP

Davidson County DEEDWARR
Recvd: 04/08/05 08:39 2 pgs
Fees:13.00 Taxes:514.10

20050408-0038605

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $138,947.00.

Barbara R. Morris
Affiant

Subscribed and sworn to before me, this 5th day of April, 2005.

Notary Public

My Commission Expires: 3.6.06

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Sonia Garner 4247 Sweden Drive Hermitage, Tennessee 37076		75-6-35.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert E. Earheart,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sonia Garner, married,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 276 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 276 fronts 80.0 feet on the easterly margin of Sweden Drive and runs back between parallel lines measuring 135.0 feet on each line to a dead line in the rear measuring 80.0 feet thereon.

Being the same property conveyed to Robert E. Earheart by deed of record in Instrument No. 20050408-0038604, Register's Office for Davidson County, Tennessee, and by deed of record in Book 4927, page 704, Register's Office for Davidson County, Tennessee.

Note: Robert E. Earheart and Bob Earheart are one and the same person.

This conveyance in made subject to:

1. Taxes for the year 2005 and all subsequent years.
2. All matters on Plan of record in Plat Book 3700, page 23, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 3924, page 25, as amended in Book 3952, page 881, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 4247 Sweden Drive, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of April, 2005.

By: Robert E. Earheart

Robert E. Earheart

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Robert E. Earheart, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such bargainor, executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 4th day of April, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006