# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/05 09:27 2 pgs
Fees:13.00 Taxes:196.10
20050415-0041994

LARRY D. CAIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| KENNETH D. GARNER | SAME AS NEW OWNER | MAP 51-15 A PAR 60CO |
| (NAME) 218 Diane Dr. | (NAME) | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **REBECCA F. BROOKS, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH D. GARNER, and wife, PEGGY W. GARNER,** 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:

Situated in Davidson County, Tennessee, being Unit No. K-60, as shown on the plat of Quail Creek Condominium of record in Book 6328, pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners Association, all as described in Book 6328, page 44, et seq. said Register's Office.

Being the same property conveyed to Rebecca F. Brooks by deed of record in Book 6949, page 656, Register's Office for Davidson County, Tennessee.

Grantees herein agrees to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 6949, page 659, and assigned in Book 11661, page 887, said Register's Office, which grantees promise to pay and agree to hold Grantor harmless from same.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 420 WALTON LANE K-60, MADISON, TN 37115
(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 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 14th day of April, 2005.

KENNETH D. GARNER

PEGGY W. GARNER

REBECCA F. BROOKS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, KENNETH D. GARNER AND WIFE, PEGGY W. GARNER, AND REBECCA F. BROOKS, A SINGLE WOMAN, the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 4/14/2005.

Commission expires: 2-10-08

Notary Public

Y D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008