Davidson County DEEDWARR
Recvd: 06/03/05 09:45 2 pg
Fees:13.00 Taxes:342.25

20050603-0063116

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2005.

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commis... 10/04/2005

Notary Public
My commission expires: 9/4/05

02-0505-43933

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason G. Hitchcock	1st Trust Bank for Savings	161-11-A-188.00CO
339 Huntington Ridge Drive	P.O. Box 17257	
Nashville TN 37211	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janice L. Garrett, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Jason G. Hitchcock, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Janice L. Garrett by deed from Dorothy H. Vance, dated August 28, 1997, recorded September 3, 1997, of record in Book 10592, Page 653, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 339 Huntington Ridge Drive, Nashville, TN 37211

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 31st day of May, 2005.

Janice L. Garrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice L. Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of May, 2005.

State of Tennessee at Large

My Commission expires 9/4/05

