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Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
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Fees:13.00 Taxes:998.63

20050610-0066918

39-B
File #05-1220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald N. Gallent, and Suzanne Swanson, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Charles L. Varn, and Crissy S. Varn, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot Number 13 on the Plan of Section "A", Woodridge, of record in Plat Book 7900 at Page 181, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald N. Gallent and Suzanne Swanson, husband and wife, from Timothy L. Priddy and wife, Linda R. Priddy, by deed dated August 17, 2000 of record in Instrument No. 200008210082330, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 701 Woodridge Court, Brentwood TN 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of June, 2005

Donald N. Gallent

Suzanne Swanson

State of Tennessee)
County of Davidson)

On this 3rd day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Donald N. Gallent and Suzanne Swanson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH W. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 269,900.00.

Charles L Varn

Affiant

Sworn and subscribed before me on this the 3rd day of June, 2005.

KENNETH W. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Charles L. Varn	AmSouth Bank	160-12-175
701 Woodridge Court	2050 Parkway Office Circle	
Brentwood, TN 37027	Birmingham, AL 35244	