THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OFDAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005. Notary Public MY COMMISSION EXPIRES: 9/22/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/02/05 10:09 2 pgs
Fees:13.00 Taxes:851.00
20050802-0090125

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammie Gail Garrett	American Home Mortgage Acceptence, Inc.	Map 83-1
1304 Greenwood Avenue	520 Broadhollow Road	Parcel 313
Nashville, TN 37206	Melville, NY 11747	
(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, WE, **Ray C. Nathurst, unmarried and Paul E. Biggers, III, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tammie Gail Garrett**

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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of E. T. Brown's Subdivision of the Sharpe Land, as of record in Plat Book 332, page 7, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ray C. Nathurst and Paul E. Biggers, III, as joint tenants with right of survivorship of record in Instrument No. 200405280063307, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument is being executed on behalf of Paul E. Biggers, III, pursuant to a power of attorney executed by same on the 21st day of July, 2005, and being filed for record as Instrument No. 20050802-0090124, said Register's Office.

This is **(X)** IMPROVED property known as **1304 Greenwood Avenue, Nashville, TN 37206.**

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 my hand this 29th day of July, 2005.

Ray C. Nathurst

Paul E. Biggers, III by Ray C. Nathurst, Attorney-in-Fact

Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ray C. Nathurst** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2005.

My Commission expires 5/24/08

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul E. Biggers, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Paul E. Biggers, III**, as his Attorney in Fact, as the free act and deed of the within named **Paul E. Biggers, III**.

Witness my hand and official seal this the 29th day of July, 2005.

My Commission expires 5/24/08

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.