05-1449

39-B
1 of

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Fleming K. McWilliams	SunTrus Bank	Map 83-05
1302 Calvin Avenue	201 4th Ave No. 17	Parcel 322.00
Nashville, TN 37206	Nashville, TN 37219	12361

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Tammie Gail Garrett, unmarried,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Fleming K. McWilliams and John M. Painter, wife and husband,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Beasley's Subdivision Block C of Douglas Place, as of record in Plat Book 2, page 66, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tammie Gail Garrett, a single person, by deed from Mary Pugh Tomlinson, of record in Book 11648, Page 694, said Register's Office for Davidson County, Tennessee.

This description is the same as used in prior deed.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Plat Book 2, page 66, Register's Office.

Davidson County DEEDWARR
Recvd: 09/02/05 15:27 2 pgs
Fees:13.00 Taxes:819.55
20050902-0106037

This is improved property commonly known as 1302 Calvin Avenue, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $221,500.00

Affiant

Subscribed and sworn to before me this 29th day of August, 2005.

Notary Public

ROBERT JOHN NOTESTINE, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9-24-2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the 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 set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of August, 2005.

Tammie Gail Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2005, before me personally appeared Tammie Gail Garrett to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 9-24-2005