ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2005.

Notary Public

My commission expires: 07 06 08
(AFFIX SEAL)

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard Garrett	**SAME**	**082-08-301.00**
911 Chicamauga Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rhona Denise Thurman, Michael Roy Thurman, and Michelle Lorene Thurman Wardlow, as the only heirs At Law of, Margie B Faulkner

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

~~Richard Garrett~~ Richard Glenn Garrett,a single man

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. 11 of Block "C", on the Map of Eastwood Addition, as of record in Book 332, page 63, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the north side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Margie B Faulkner by Deed from Ethel Long Pratt Brown, dated 05/16/1967, of record in Book 4133, page 483, Register's Office for Davidson County, TN. The said Marbie B Faulkner died intestate on 07/26/2003, in Davidson County, Tennessee and vested in Rhona Denise Thurman, Michael Roy Thurman and Michelle Lorene Thruman Wardlow, as the only heirs At-Law of Margie B Faulkner.

This is improved property, known as **911 Chicamauga 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out: and we do further convenant 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/our hand(s) this **12th** day of **September, 2005.**

Rhona Denise Thurman by Nichole Soule Atty in Fact
Rhona Denise Thurman by atty in fact Nichole Soule

Michelle Lorene Thurman Wardlow by Nichole Soule Atty in Fact
Michelle Lorene Thurman Wardlow by atty in fact Nichole Soule

Michael Roy Thurman by Nichole Soule Atty in Fact
Michael Roy Thurman by atty in fact Nichole Soule

Davidson County DEEDWARR
Recvd: 09/16/05 10:20 2 pgs
Fees:13.00 Taxes:266.40
20050916-0111491

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE of TN

COUNTY of Shelby

Before me, the undersigned Notary Public in and for said County in said State, personally appeared **Nichole Soule** as Power of Attorney for **Rhona Denise Thurman, Michael Roy Thurman, and Michelle Lorene Thurman Wardlow** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the instrument for the purposes therein, contained and who further acknowledged that **Nichole Soule** is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal at office, this the 12th day of September, 2005

Notary Public

My Commission Expires: 10-6-07

