THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Charlotte L. Garrison
Affiant

Sworn to and subscribed before me this 28 day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-09

Davidson County DEEDWARR
Recvd: 09/23/05 14:39 2 pgs
Fees:13.00 Taxes:262.70

20050923-0114651

ADDRESS - NEW OWNER
Charlotte L. Garrison
304 Rural Hill Ct
Nashville, TN 37217

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 163-11-A
Parcel 9.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Herndon Lester Hardy, Sr.**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Charlotte L. Garrison**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of the Second Revision, Section Two, Bell Forge Village, as of record in Book 5200, page 695, revised in Book 6900, page 250, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Herndon Lester Hardy, Sr. by deed from Herndon Lester Hardy, Jr., of record in Instrument No. 20050923-0114650, Register's Office for Davidson County, Tennessee.

This is property known as 208 Hickory Forge Drive, Antioch, TN 37013.

The above-described property is not the place of usual residence of Herndon Lester Hardy, Sr.

It is understood by and between Grantor and Grantee herein, that all plumbing, electrical and HVAC systems at the above-described property are in good working order as of the date of this conveyance, but no warranty, either express or implied, is made by Grantor regarding said systems.

This is improved property known as 208 Hickory Forge Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 23 day of September, 2005.

Herndon Lester Hardy, Sr.
HERNDON LESTER HARDY, SR.

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, **Herndon Lester Hardy, Sr.**, the Bargainer, 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 for the purposes therein contained.

WITNESS my hand and official seal this 23 day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06