WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,000.00**

Barbara L. Minnie
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 26th DAY OF **SEPTEMBER, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 9/18/07
(AFFIX SEAL)

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Stevie Garrett and Peggy Garrett	Same	**60.16-76.00**
2712 Brunswick		
Nashville, TN 37207		

FOR AND IN 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,

Charlie Evilcizer and Juanita Evilcizer

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

Stevie Garrett and Peggy Garrett

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 974, page 572, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Davidson County DEEDWARR
Recvd: 10/04/05 10:05 3 pgs
Fees:18.00 Taxes:347.80
20051004-0119063

C WE

J.E.

( ) Improved
This ( ) Unimproved property is known as: **2712 Brunswick Drive**
Nashville, TN 37207

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 not 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 ever 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 26th day of **SEPTEMBER, 2005.**

Charlie Evilcizer
Charlie Evilcizer

Juanita Evilcizer
Juanita Evilcizer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Charlie Evilcizer and Juanita Evilcizer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 4:00pm

This 26th day of **SEPTEMBER, 2005.**

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 9/18/07

Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

File #05-438

Exhibit "A"

SITUATED in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot Number 31, on the Plan of Capital View Subdivision, as of record in Plat Book 974, Page 52 and 53, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charlie Evilcizer and Juanita Evilcizer by Warranty Deed from Secretary of Veterans Affairs dated 11/7/04 and filed for record 12/13/04 in Instrument # 200412130147705, Register's Office for Davidson County, Tennessee.

CEC JE