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GSRM

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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, III**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $85,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 6th day of October, 2005.<br><br>Notary Public<br><br>My Commission Expires: [illegible] |

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/07/05 15:13 2 pgs
Fees:13.00 Taxes:314.50

20051007-0121712

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| Address New Owner As Follows:<br>Brian G. Garrett<br>115 28th Ave North<br>Nashville, TN 37203 | Send Tax Bills To:<br>New Owner | Map-Parcel Number:<br>072-12-0 163.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOROTHY PRIMM JOYNER**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRIAN G. GARRETT**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Map of Dalewood, Section II, as of record in Book 1835, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 80 feet on the south side of Piedmont Avenue and runs back between parallel lines 157 feet to a dead line in the rear.

Being the same property conveyed to Clyde R. Trew and wife, Margaret F. Trew, by deed from Robert W. Marentette and wife, Sarah Gregory Marentette, of record in Book 4109, page 530, Register's Office for Davidson County, Tennessee. Clyde R. Trew having died on March 21, 1972, thereby vesting title in Margaret F. Trew as surviving tenant by the entirety. Margaret F. Trew having died on July 6, 2005, leaving a Last Will and Testament, being duly probated under Docket No. 05P-1198, Probate Court, Davidson County, Tennessee, devising the subject property to Dorothy Primm Joyner.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 1835, page 6, Register's Office for Davidson County, Tennessee.

This is improved property known as 1912 Piedmont Avenue, Nashville, TN 37216.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 6th day of October, 2005.

Dorothy Primm Joyner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHY PRIMM JOYNER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 6th day of October, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.