03

Realty Title
48-A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2005

Notary Public:

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donna S. Garrett	First Horizon Home Loan Corp	Map 149
816 Bishopsgate Road	P.O. Box 7481	Group 2-0-B
Antioch, TN 37013	Springfield, OH 45501	Parcel 77 CO

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

Connie Marie Milan Games, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Donna S. Garrett
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:

BEING Lot No. 215 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, page 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven P. Games and wife, Connie M. Games by deed from Centex Homes Enterprises, Inc., a Nevada Corporation, of record in Book 6908, page 111, said Register's Office. See also Quitclaim Deed from Steven Paul Games to Connie Marie Milan Games of record in Book 10970, page 12, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6236, Page 683; Book 6236, Page 730; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 6830, Page 739; Book 6236, Page 708; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6300, Page 431, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 92, 93, and 94; and (3) Sanitary Sewer Easement of record in Book 6186, Page 238; Book 6251, Page 616; Book 6271, Page 187; Book 6331, Page 481; Book 6530, Page 823; and Book 7389, Page 189, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 816 Bishopsgate Road, Antioch, TN 37013

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 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 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 hand this 18th day of October, 2005.

Connie Marie Milan Games
Connie Marie Milan Games

Davidson County DEEDWARR
Recvd: 10/27/05 10:04 2 pgs
Fees:13.00 Taxes:555.00

20051027-0129791

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 Connie Marie Milan Games, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of October, 2005.

My Commission Expires: 3/31/07

Notary Public

