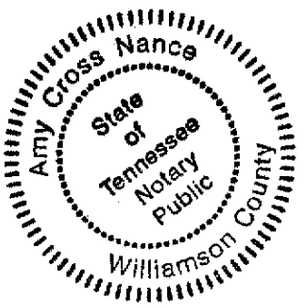
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $219,500.00.

John Anderson Garrett
Affiant

Subscribed and sworn to before me this 16 day of Nov, 20 05

Notary Public
My Commission expires: 4/2/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John A. Garrett	Wells Fargo Bank	098-05-0-B-002.00CO
5817 South New Hope Road	3480 stateview Blvd	
Hermitage, TN 37076	Fort Mill SC 29715	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Toby Gilbert Merryman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John A. Garrett**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of First Revision Final Plat Baypointe Subdivision, Phase I, of record in Instrument Number 20000621-0061773, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Toby Gilbert Merryman, by deed from Landmark Homes of Tennessee, Inc., on February 28, 2002, of record in Instrument Number 20020304-0026557, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $2,330.07 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 098-05-0-B-002.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20000621-0061773, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20000512-0047337; and Instrument Number 20000720-0071748; and Instrument Number 20010621-0065743; and Book 3827, page 822; and Book 3811, page 637; and Book 3827, page 830; and Book 4075, page 628, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20020805-0093528, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 1255, page 347; and Book 1280, page 445; and Book 10316, page 619, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5817 South New Hope Road, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 11/17/05 12:18 2 pgs
Fees:13.00 Taxes:812.15
20051117-0139025

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 our hands this November 15, 2005.

Toby G. Merryman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Toby Gilbert Merryman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 15, 2005

My commission expires 11/26/06

ALAN B. MALONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public