Davidson County DEEDWARR
Recvd: 11/23/05 12:48 2 pg
Fees:13.00 Taxes:273.80

20051123-0141882

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES 10/15/06

File No. G5-6181D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian G. Garrett, a single man (NAME)	SAME (NAME)	61-15-18
3912A Burrus Street (STREET ADDRESS)	2245 Stratford Avenue (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Nashville TN 37216 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jill Clardy Hanvy**, a married woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian G. Garrett, a single man** 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:

LAND in Davidson County, Tennessee, being the northerly half of Lot No. 61, on the plan of the subdivision of Maplewood Home Tract, as shown on plat of record in Book 421, Page 174, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Josephine Clardy, unmarried, and Jill Clardy Hanvy, as joint tenants with right of survivorship, their heirs and assigns, by Quitclaim Deed from Josephine Clardy, unmarried, dated April 28, 1992, of Record in Book 8613, Page 969, Register's Office for Davidson County, Tennessee. Josephine Clardy having since died on August 20, 2005 and therefore vesting sole ownership in said property to Jill Clardy Hanvy.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 3912A Burrus Street, 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

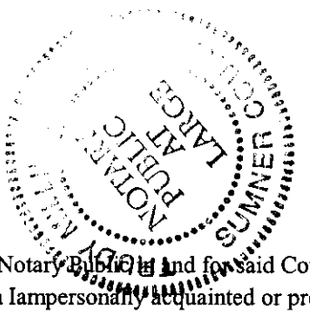
Witness my/our hand(s) this 16th day of November, 2005.

Jill Claridy Hanvy

This is not the marital residence of the ~~xxxxxx~~ grantor.

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 Jill Clardy Hanvy, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of November, 2005.

My Commission Expires: 10/15/06

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of November, 2005.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of November, 2005.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066