THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner--Ann Delgrippo
141 Lakebrink Dr.
Nashville, TN 37214

MAP PARCEL NUMBERS--96-16A-95co

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 03/31/06 11:44 2 pgs
Fees:13.00 Taxes:407.00
20060331-0036597

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of March, **2006**, by and between **Kristine Johnson Garrett, married**, party of the first part, and **Ann Y. Delgrippo**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$110,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A certain tract of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 94 on the Plan of Larchwood, Phase 1-C, Section 4, of record in Book 8250, Page 812, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kristine M. Johnson, a single woman, by Warranty Deed from James A. Ford and wife, Zoraida Ford in Book 11076, Page 687, Dated 8/12/98 and Recorded 8/21/98 Davidson County, Tennessee Register's Office. Kristine M. Johnson has since married Donald Glenn Garrett and now goes by Kristine Johnson Garrett. The said Kristine M. Johnson, Kristine M. Johnson-Garrett, Kristine Garrett, Kristine Johnson Garrett and Kristine J. Garrett are one and the same person.

Donald Glenn Garrett, spouse of Kristine M. Johnson, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above referenced property, now or hereafter.

Property also known as: 141 Lakebrink Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); all matters appearing of record in the plat of record in Book 8250, Page 812; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Kristine Johnson Garrett
Kristine Johnson Garrett

Donald Glenn Garrett
Donald Glenn Garrett

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kristine Johnson Garrett and husband, Donald Glenn Garrett,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of March, **2006.**

My commission expires 2-27-10

Christy D. Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$110,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of March, **2006.**

Christy D. Landrum
NOTARY PUBLIC

My commission expires: 2-27-10

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

PROPERTY ADDRESS:
141 Lakebrink Drive
Nashville, TN 37214

Name and address of new owner
Ann Y. Delgrippo
141 Lakebrink Drive
Nashville, TN 37214