This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:
Hugh Garrett
609 Meadow Glen Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
COUNTRYWIDE
P.O. BOX 660899
DALLAS, TX 75266

MAP	155-16
GROUP	A
PARCEL	40

Davidson County DEEDWARR
Recvd: 03/31/06 13:25 2 pgs
Fees:13.00 Taxes:980.50
20060331-0036739

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Blaine Joseph Walker and wife, Elizabeth Walker,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Hugh Garrett and wife, Rebekah 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Traceside, Section Two, of record in Plat Book 7900, page 980 & 981, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Blaine Joseph Walker and wife, Elizabeth Walker by deed from Centex Real Estate Corporation of record in Book 10036, page 264, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **609 Meadow Glen Court, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **30th** day of **March, 2006.**

Blaine Joseph Walker

Elizabeth Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Blaine Joseph Walker and wife, Elizabeth Walker**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2006.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day
of March, 2006.

NOTARY PUBLIC

My Commission Expires: 1-26-09

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN