THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25168-02-2006** **Record & Return To:** **Middle Tennessee Escrow** **7000 Executive Center Drive** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $177,000.00. Affiant Subscribed and sworn to before me this 30th day of March, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Ronald Christopher Garland 229 Camelot Drive Nashville, TN 37221	**Send Tax Bills To:** American Mortgage Express 136 Gaither Drive Mount Laurel, NJ 08054	**Tax Information:** Map No.128.14-0 Parcel No. 060.00-

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew McCampbell Pearson and wife, Jennifer E. Farringer Pearson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald Christopher Garland** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 229 Camelot Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of March, 2006.

Andrew McCampbell Pearson

Jennifer E. Farringer Pearson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Andrew McCampbell Pearson and Jennifer E. Farringer Pearson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 04/05/06 15:34 2 pgs
Fees:13.00 Taxes:654.90

20060405-0039301

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section Two Harpeth Park, as of record in Plat Book 3700, page 58, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer E. Farringer, unmarried and Andrew McCampbell Pearson, as joint tenants with right of survivorship, unmarried by Warranty Deed dated, April 30, 2003 from Roger D. Lynn and wife, Kay H. Lynn of record in Instrument No. 20030501-0058493, Register's Office for Davidson County, Tennessee. The parties having since married and Jennifer E. Farringer is now known as Jennifer E. Farringer Pearson.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3990, page 68, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3700, page 58, Register's Office for Davidson County, Tennessee.

Return To:

Middle Tennessee Escrow Co., LLC
120 Anderson Lane
Hendersonville, TN 37075
TEL (615) 264-8727
FAX (615) 264-8716