WARRANTY DEED

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $348,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF APRIL, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01356 GARLAND

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ronald C Garland	First Horizon Home Loans	MAP:
505 Clematis Drive	1555 W Walnut Hill Ln #200	Parcel:115-06 58.00
Nashville, TN 37205	Irving, TX 75038	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERRY KEMP, AND WIFE, CHERYL KEMP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RONALD C GARLAND, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 505 Clematis Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 5th day of April, 2006.

Davidson County DEEDWARR
Recvd: 04/12/06 10:28 2 pgs
Fees:13.00 Taxes:1287.60
20060412-0041966

Jerry Kemp

Cheryl Kemp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JERRY KEMP AND CHERYL KEMP, the bargainor(s), 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 and official seal at Brentwood, Tennessee , this 5th day of April, 2006.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108 ON THE PLAN OF WEST MEADE ESTATES, SECTION 5, WHICH IS OF RECORD IN BOOK 3106, PAGE 73, REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JERRY KEMP AND WIFE, CHERYL KEMP BY WARRANTY DEED FROM BARBARA B. SWIFT AND HUSBAND, DAVID L. SWIFT, RECORDED ON THE 1ST DAY OF NOVEMBER, 1995 IN DEED BOOK 9844, PAGE 820, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

Return To.

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