Davidson County DEEDWARR
Recvd: 04/18/06 12:47 2 pgs
Fees:13.00 Taxes:312.65

20060418-0044181

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03-0603-33521

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $84,500.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 2006.

Notary Public
My commission expires: 7-29-06

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer D. Garrett 1104 Quail Court West Nashville TN 37214	New Owner	108-08-0-B-005.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristi M. Bennett Webb, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Jennifer D. Garrett, hereinafter called the Grantee, her successors 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 Unit No. 5 of Lot 9, on the Plan of Condominium Site Plan Lots 7, 8, 9, 10, 11, 12, 13, 14, & 15 of Section 2, Quail Valley, of record in Book 5200, Page 395, and described in the Master Deed of record in Book 5857, Page 371, Book 5857, Page 502; as amended in Book 5869, Page 814; and Book 5884, Page 534, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristi M. Bennett by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C., dated November 11, 1994, of record in Book 9520, Page 296, Register's Office for Davidson County, Tennessee. Kristi M. Bennett having since married and now being known as Kristi M. Bennett Webb.

Donald E. Webb, husband of Kristi M. Bennett Webb, hereby joins in the execution of this instrument to convey his martial interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1104 Quail Court West, Nashville, TN 37214

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 my hand this 7th day of April, 2006.

Kristi M. Bennett Webb Donald E. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristi M. Bennett Webb and Donald E. Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of April, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09