Return to: First Title and Escrw Company, Inc.
File Number 25763 Box 9B

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Larry H. Garret et ux 5468 Granny White Pike Brentwood TN 37027	Same	Southeast Title 555 Marriott Dr., S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Williamson

Map & Parcel No.
159-2-A-~~00 2.00~~ 002.00

The actual consideration or value, whichever is greater for this transfer is $595,000.00

Affiant

Subscribed and sworn to before me on 8-17-06

Notary Public

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Samuel Thomas Drake Jr., unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Larry H. Garret and wife, Rhonda King Garrett, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson, Tennessee, being described as follows:

Being Lot No.2B on the Plan of the Re-Subdivision of Lot 2, Allen Cotton, Jr. Lands, a Planned Unit Development, a Horizontal Property Regime (Private Element), of record in Plat Book 8250, page 576, Register's Office for Davidson County, Tennessee, to which plan reference is made for a full and complete description.

Being the same property conveyed to Samuel T. Drake, Jr by deed from J. Wall CO., LLC, dated August 26, 1998, of record in Book 11102, page 960, said Register's Office.

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

This is improved property located at 5468 Granny White Pike, Brentwood, TN 37027.

Davidson County DEEDWARR
Recvd: 08/25/06 14:51 2 pgs
Fees:13.00 Taxes:2201.50
20060825-0105453

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 8-17-06

Samuel Thomas Drake Jr.
Samuel Thomas Drake Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Samuel Thomas Drake Jr., unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood TN, this the 17th day of August, 2006.

G.B. VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. COMMISSION EXPIRES OCT. 12, 2007

Notary Public

My Commission Expires: