Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/26/06 15:10 3 pgs
Fees:18.00 Taxes:1110.00
20060926-0119185

ADDRESS NEW OWNER:
Gary Garrett
1002 Estes Road
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Horizon Home Loans d/b/a First Tennessee Home Loans
100 Bluegrass Commons, Suite 100
Hendersonville, TN 37075

MAP 116-8
GROUP
PARCEL 182

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, **Evelyn M. Andre, unmarried and Ruth A. Felger, Robert A. Moser, Mamie E. Custer, Kenneth W. Moser, Corwin A. Moser and Wilbur G. Moser, the Heirs at Law of Nellie M. Moser, deceased,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does hereby transfer and convey unto **Gary J. Garrett and wife, Ruth G. 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 the southerly one-half (1/2) of Lot No. 15 on the Plan of Woodmont Park Subdivision, of record in Plat Book 547, page 148, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said part of Lot No. 15 fronts 50 feet on the easterly side of Estes Avenue, formerly Compton Road, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Nellie M. Moser, unmarried and Evelyn M. Andre, unmarried by deed from Richard P. Barcomb, Executor, under the will of John J. Komisky of record in Book 5268, page 29, Register's Office for Davidson County, Tennessee. The said Nellie M. Moser having since died, leaving as her heirs at law the within named Grantors, who convey title to this property with Evelyn M. Andre, the surviving Co-Tenant.

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 **1002 Estes Road, Nashville, Tennessee 37215.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her 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 my hand this the 21st day of September, 2006.

Evelyn M. Andre

Evelyn M. Andre

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 21st day of September, 2006.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/19/2008

Witness our hands this the 21st day of September, 2006.

Ruth A. Felger By Wilbur G. Moser Atty in Fact
Ruth A. Felger
by Wilbur G. Moser, as atty in fact

Robert A. Moser By Wilbur G. Moser Atty in Fact
Robert A. Moser
by Wilbur G. Moser as atty in fact

Mamie E. Custer By Wilbur G. Moser Atty in Fact
Mamie E. Custer
by Wilbur G. Moser as atty in fact

Kenneth W. Moser By Wilbur G. Moser Atty in Fact
Kenneth W. Moser
by Wilbur G. Moser as atty in fact

Corwin A. Moser By Wilbur G. Moser Atty in Fact
Corwin A. Moser
by Wilbur G. Moser as atty in fact

Wilbur G. Moser

STATE OF ~~OHIO~~ WISCONSIN
COUNTY OF ~~STARK~~ DANE

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wilbur G. Moser**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed* for the purposes therein contained and he further acknowledges that he is the attorney in fact for **Ruth A. Felger, Robert A. Moser, Mamie E. Custer, Kenneth W. Moser, and Corwin A. Moser, the bargainors,** and that as said attorney in fact he signed the names of the above mentioned bargainors as their free act and deed.

WITNESS my hand and official seal this 21st day of September, 2006.

*INDIVIDUALLY

Susan K. Schultz Dorow
NOTARY PUBLIC

SUSAN K. SCHULTZ DOROW NOTARY PUBLIC STATE OF WISCONSIN

My Commission Expires: 10/28/2007

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

Mary Ann Hart
AFFIANT

Subscribed and sworn to before me on this 21st day of September, 2005.

R. Francene Kavin
NOTARY PUBLIC

FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008