RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/10/06 10:54 2 pgs
Fees:13.00 Taxes:499.50
20061010-0125915

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS August 28, 2006.

NOTARY PUBLIC

My commission expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane Suite 5, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith Layne 4861 Whittier Drive Old Hickory, TN 37138	New Owner	No. 065-09-0067.00

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty Five Thousand dollars and zero cents ($135,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Don Garr and Sharon Garr,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto **Judith Layne, a single person,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Being the property commonly known as 4861 Whittier Drive, Old Hickory, TN 37138.

Parcel # 065-09-0067.00

Being Lot No. 101 on the Plan of Sherwood Forest, Section 3 of record in Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 101 fronts 75 feet on the Southeasterly Margin of Whittier Drive and extends back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Don Garr and Sharon, by Deed from EMC Mortgage Corporation, dated 3-28-06, of record in Instrument No. 20060328-0035196, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this August 28th, 2006.

Don Garr

Sharon Garr

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, **Don Garr and Sharon Garr**, being by me and duly sworn (or affirmed), 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 seal, this August 28th, 2006.

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

Notary Public

Leeza Osborne
Printed Name

My commission expires: 11-22-08

Prepared By:

Leeza Osborne
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

After Recording Return To:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027