THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 Return To: File Box 9B First Title and Escrow Co. Inc. 2000 Richard Jones Rd ste #110 Nashville, TN 37215 File # 25967	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 312,000.00. Shari F. Garman Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2006 Notary Public MY COMMISSION EXPIRES: My Commission Expires SEPT. 22, 2007 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Garman	SunTrust Mortgage, Inc	MAP 160-08
5417 San Marcos Drive	201 Fourth Ave. N/7th Fl.	PARCEL 66
Nashville, TN 37220	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Patti S. Clark and Rhonda K. Wills, both unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark A. Garman and wife, Shari F. Garman**

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 Lot No. 41, on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

* **Special Warranty

Being the same property conveyed to Patti S. Clark and Rhonda K. Wills by deed from AmSouth Bank as Executor of the Estate of Harry J. Buchanan of record in Instrument No. 20060602-0064864, Register's Office for Davidson County, Tennessee. *as joint tenants with the specific Right of Survivioship,

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5417 San Marcos Drive, Nashville, TN 37220.**

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand(s) this the 3rd day of November, 2006.

Patti S. Clark

Rhonda K. Wills

Rhonda K. Wills

Davidson County DEEDWARR
Recvd: 11/09/06 14:39 2 pgs
Fees:13.00 Taxes:1154.40

20061109-0139672

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patti S. Clark** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of November, 2006.

My Commission expires 1-26-08

JAMES A. WAECHTER
Notary Public
NOTARY PUBLIC AT LARGE
1-26-08
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rhonda K. Wills** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of November, 2006.

My Commission expires 1-26-08

JAMES A. WAECHTER
Notary Public
NOTARY PUBLIC AT LARGE
1-26-08
DAVIDSON COUNTY, TENN.