Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $197,900.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2007.

Notary Public
My commission expires:

07-0704-83235

Address of New Owner:	Send Tax Bills to:	Tax Information
William Blake Farmer 321 Binkley Drive Nashville TN 37211	Tennessee Bank & Trust 330 Mayfield Drive, Suite C-6 Franklin, Tennessee 37067	147-02-0-071

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, **Sarah L. Walker, now Sarah L. Garrand, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William Blake Farmer and wife, Moriah Dawn Farmer**, hereinafter called the Grantees, their 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 Lot No. 335, on the Plan of Section Three, Caldwell Hall, of record in Plat Book 2900, Page 131, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sarah L. Walker by deed from Stephen Ray Lowry and wife, Tonja Jeane, dated April 8, 2004, recorded April 14, 2004, of record in Instrument No. 20040414-0042012, Register's Office for Davidson County, Tennessee.
>
> Brian Garrand, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the 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 321 Binkley Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees 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 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.

Davidson County DEEDWARR
Recvd: 05/02/07 14:17 2 pgs
Fees:13.00 Taxes:732.23
20070502-0052592

WITNESS my hand this 26th day of April, 2007.

Sarah L. Walker Garrand

Sarah L. Walker Garrand

Brian Garrand

Brian Garrand

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah L. Walker Garrand and Brian Garrand, 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 Franklin, TN, this 26th day of April, 2007.

Deborah K. Devine

State of Tennessee at Large

My Commission expires

11/23/08

