THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26574-05-2007** **Record & Return To:** **Lawyers Escrow Services** **2021 Richard Jones Road, Suite 220** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me this 16th day of May, 2007. Notary Public My Commission Expires: 5-23-09

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/24/07 14:39 2 pgs
Fees:13.00 Taxes:1979.50
20070524-0062227

WARRANTY DEED

Address New Owner: Travis Curtis, Dorothy Curtis 1921 Otter Creek Road Nashville, TN 37215	**Send Tax Bills To:** Access National Mgt. 1800 Robert Fulton Dr. Suite 350 Reston, VA 20191	**Tax Information:** Map and Parcel No.: 144160003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark A. Garman and wife, Shari F. Garman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Travis Curtis and Dorothy Curtis** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1921 Otter Creek Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of May, 2007.

Mark A. Garman

Shari F. Garman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark A. Garman and Shari F. Garman**, 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, at office, this 16th day of May, 2007.

Notary Public

My Commission Expires: 5-23-09

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 450 on the Plan of Hillsboro Park, Section V, as of record in Plat Book 2663, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shari A. Farrell by deed dated April 30, 2004 from Reida G. Gambill and Martha G. Publow as co-executrixes of the Estate of Dorothy A. Groomes and as the sole beneficiaries under the Last Will and Testament of Dorothy A. Groomes (also known as Dorothy Sue Alley Groomes) of record in Instrument No. 20040503-0049828, Register's Office Davidson County, Tennessee. Being further conveyed to Shari A. Farrell, a 1/2 undivided interest, and Mark A. Garman, a 1/2 undivided interest, as joint tenants with right of survivorship, by Quitclaim Deed of record in Instrument No. 20040629-0077073, and further being conveyed to Mark A. Garman and wife, Shari F. Garman by Quitclaim Deed of record in Instrument No. 20050302-0023063, said Register's Office.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7853, page 167, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, page 45, Register's Office for Davidson County, Tennessee.