Davidson County DEEDWARR
Recvd: 08/16/07 11:53 2 pgs
Fees:13.00 Taxes:1017.50

20070816-0097981

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

WARRANTY DEED

R-TFG-07-833

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. DeVier	Churchill Mortgage Corporation	
833 Acklen Avenue (ADDRESS)	761 Old Hickory Blvd., Suite 400 (ADDRESS)	105-10-134.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUTH E. GARRETT AND JAMES M. MCCARROLL AND BEVERLY VANNOY AND CHARLES E. GARRETT AND JIMMY L. GARRETT AND SHWANDA GARRETT AKA JOHNSON AND KIMBERLY GARRETT AND KRISTEN GARRETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES W. DEVIER, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 1/4 OF LOT NO. 110 ON THE WAVERLY LAND CO.'S PLAN OF LOTS CALLED WAVERLY PLACE, AS OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF KIRKMAN OR ACKLEN AVENUE AT THE CORNER OF LOTS 109 AND 110; THENCE WITH THE SOUTHERLY MARGIN OF SAID AVENUE, WESTERLY 50 FEET; THENCE SOUTHERLY 250 FEET TO A POINT ON THE NORTHERLY MARGIN OF AN ALLEY; EASTERLY 38.7 FEET TO THE CORNER OF SAID TWO LOTS; THENCE NORTHERLY WITH THE LINE BETWEEN SAID TWO LOTS, 250 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN GARRETT, JR. AND WIFE, DORA BELL YOKLEY GARRETT, A TWO-THIRDS UNDIVIDED INTEREST AS TENANTS BY THE ENTIRETY, AND ROBERT LEE YOKLEY, A ONE-THIRD UNDIVIDED INTEREST BY QUITCLAIM DEED FROM JOHN GARRETT, JR., DORAL BELL YOKLEY GARRETT AND ROBERT LEE YOKLEY RECORDED SEPTEMBER 6, 1978 IN BOOK 5334, PAGE 530, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PER AFFI
DAVIT OF HEIRSHIP RECORDED FEBRUARY 5, 2007 IN INSTRUMENT NO. 20070205-0014548, JOHN GARRETT, JR. AND WIFE, DORA BELL YOKLEY GARRETT AND ROBERT LEE YOKLEY ARE DECEASED.
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 833 Acklen Avenue, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of August, 2007.

Ruth E. Garrett

James M. McCarroll

Beverly Vannoy

Charles E. Garrett

Jimmy L. Garrett

Shwanda Garrett aka Johnson

Kimberly Garrett

Kristen Garrett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth E. Garrett, James M. McCarroll, Beverly Vannoy, Charles E. Garrett, Jimmy L. Garrett, Kimberly Garrett, and Kristen Garrett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Shwanda Garrett aka Johnson and acknowledged that he executed the same as the free act and deed of the said Shwanda Garrett aka Johnson.

Witness my hand and official seal at
Davidson County, Tennessee
on this the 10 day of August, 2007.

NOTARY PUBLIC

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008