THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 29054B

MAP/GROUP/PARCEL: 053-02-0/002.00

NEW OWNER'S NAME AND ADDRESS:
CALEB B. PICKERING & STACEY M. PICKERING
287 MARTINGALE DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 09/14/07 14:03 2 pgs
Fees:13.00 Taxes:456.95
20070914-0110464

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JOE M. GARRISON and GAYLE GARRISON, HUSBAND AND WIFE**, hereinafter called Grantors, do hereby transfer and convey unto, **CALEB B. PICKERING and STACEY M. PICKERING, HUSBAND AND WIFE**, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 287 of Block 1 on the Plan of Part 1, CUMBERLAND TERRACE, as of record in Plat Book 1424, Page 49, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

The subject property is improved property known as 287 MARTINGALE DRIVE, OLD HICKORY, TN 37138.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #20030404-0045080, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOE M. GARRISON

GAYLE GARRISON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JOE M. GARRISON and GAYLE GARRISON, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 29th day of August, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $123,500.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of August, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY