WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2007.

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORMOYLE, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert J. Garland	United Capitol Mortgage	Parcel ID:
3237 New Towne Rd.	2035 Lakeside Centre Way	15007005900
Antioch, TN 37013	Knoxville, TN 37922	

FOR AND IN 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

Tina Hall, an unmarried woman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert J. Garland, a married man

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:

Being Lot No. 64, on the Plan of Towne Village of the Country, Section One, of record in Plat Book 5200, Pages 55 & 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tina Hall by deed from Steven Joseph Disser, of record in Instrument 20020612-0071522, dated June 10, 2002 and recorded June 12, 2002 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6304, Page 985, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 55 & 56, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3237 New Towne Rd., Antioch, TN 37013

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 my hand, this 30th day of November, 2007.

Tina Hall

Davidson County DEEDWARR
Recvd: 12/04/07 09:49 2 pgs
Fees:13.00 Taxes:449.55

20071204-0140188

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tina Hall, 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 at ~~Brentwood~~ Nashville, Tennessee, this 30th day of November, 2007.

Notary Public

My Commission Expires: ~~4/24/2009~~ 3/7/11

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.