STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is $103,900

AFFIANT

Subscribed and sworn to before me, this 30th day of April, 2008.

Notary Public

My Commission Expires: January 25, 2010

Judy B. Raymer Notary Public At Large Sumner County, Tennessee

This Instrument prepared by and returnable

Bone McAllester Norton PLLC (JCG)
130 Maple Drive North, Second Fl.
Hendersonville, Tennessee 37075
Tel: 615.822.8822

Davidson County DEEDWARR
Recvd: 05/08/08 12:55 2 pgs
Fees:13.00 Taxes:384.43

20080508-0047794

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Rachel L. Osteen 119 Myers Street Goodlettsville, TN 37072	Same	019-13-0-03700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN** and **NO/100 DOLLARS** ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Matthew A. Garrett, a married man ("Grantor"), has bargained and sold, and by these presents do transfer and convey to **Rachel L. Osteen, an unmarried person & David P. Julian and Wife, Roberta O. Julian**, ("Grantee"), and Grantee's heirs and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

A certain tract or parcel of land in the Tenth Civil District, Davidson County, Tennessee, described as follows, to-wit:

Situated in the Town of Goodlettsville fronting 70 feet on the south side of Myers Avenue and lying west of and immediately adjoining the property of John L. Draper and wife. Said Lot begins at a point in the south margin of Myers Avenue, 32 feet west of the northwest corner of Lot No. 16 on the Plan showing subdivision of part of the W.B. Myers' Home Place at Goodlettsville as of record in Book 547, page 41, Register's Office of Davidson County, Tennessee, running thence westerly along the south margin of said Myers Avenue 70 feet to a point, thence running southerly parallel with the west boundary of said Lot 16, 150 feet more or less, to an alley, thence easterly along the northerly margin of said alley 70 feet to a point; thence northerly 149 1/2 feet to the point of beginning.

Being the same property conveyed to MATTHEW A. GARRETT, UNMARRIED, by deed from TIMOTHY M. GARRET, A MARRIED MAN, of record as Instrument No. 20071019-0124113, dated October 15, 2007, said Register's Office,

together with all right, title and interest of Grantor's, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the lien for taxes for the current year and any subsequent year, zoning, building, setback and other restrictions imposed by governmental authorities, and all matters set forth in any other instruments of record; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property or any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property known as 119 Myers Street, Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever. Grantor covenants that, subject to the matters set forth herein and in the Exhibits attached hereto, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that the Property is unencumbered.

Grantor further covenants and binds Grantor and Grantor's heirs and representatives to warrant and forever defend the title to said Property to Grantee, Grantee's heirs and representatives, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth herein.

Susan S. Garrett, spouse of Matthew A. Garrett, joins in this conveyance for the purpose of conveying her marital rights, title, and interest to the Property.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 30th day of April, 2008.

GRANTOR:

Matthew A. Garrett

Susan S. Garrett

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew A. Garrett and Susan S. Garrett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Hendersonville, Sumner County, Tennessee, this the 30th day of April 2008.

NOTARY PUBLIC

Judy B. Raymer
Notary Public At Large
Sumner County, Tennessee

My Commission Expires: January 25, 2010