BILL GARRETT, Davidson County
Trans:T20100049892 DEEDWARR
Recvd: 08/12/10 08:37 2 pgs
Fees:13.00 Taxes:314.50
20100812-0063570

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

Ollie J. Anthony
Affiant

Sworn to and subscribed before me on this the 11 day of August, 2010.

NOTARY PUBLIC

My Commission Expires: 2-26-13

MORTGAGEE:

_____
_____
_____

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Ollie J. Anthony	Same as Owner	060-04 0 072.00
129 Southridge Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **DOROTHY J. GARRETT, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **OLLIE J. ANTHONY, married**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 65 on the Plan of Oak Park Subdivision, Section One as of record in Book 3600, Page 84, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to DAVID L. GARRETT and wife, DOROTHY C. GARRETT by Deed dated December 2, 1965, and executed by

OAK PARK DEVELOPERS, INC. and recorded in Book 3964, Page 971, said Register's Office.

The said David L. Garrett having since died leaving as his sole heir his wife as tenant by the entirety, Dorothy C. Garrett.

This is improved property known as 3121 Oakridge Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 11 day of August, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dorothy J. Garrett

DOROTHY J. GARRETT

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Dorothy J. Garrett, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 11 day of August, 2010.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MISS. LINCOLN

NOTARY PUBLIC

My Commission Expires: 2-16-15