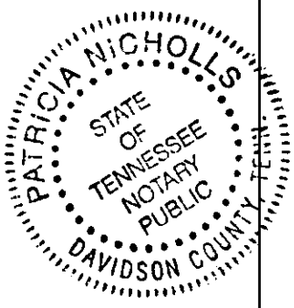
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/1/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Scott A. Carter	NEW OWNER	Parcel ID:
409 Dominion Ct.		05202014200
Franklin, TN 37067		

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

James William Garrett and wife, Judy Adams Garrett

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Scott A. Carter , married
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 the west 500 feet of Lot No. 25 and the east 25 feet of Lot No. 26 of Block B on the Revised Plan of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 65 feet on the south side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to James William Garrett and wife, Judy Adams Garrett by Quitclaim Deed from James William Garrett, of record in Book 8510, Page 90, dated December 17, 1991, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1380, Page 88, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1130, Page 85, 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 712 Cheryl Avenue, Madison, TN 37115

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 our hands this 27th day of December, 2010.

James William Garrett

Judy Adams Garrett

BILL GARRETT, Davidson County
Trans:T20100081579 DEEDWARR
Recvd: 12/29/10 09:45 2 pgs
Fees:13.00 Taxes:94.35
20101229-0103143

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James William Garrett and Judy Adams Garrett, 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 Nashville, Tennessee, this 27th day of December, 2010.

My Commission Expires: 11/7/12

Notary Public

