BILL GARRETT, Davidson County
Trans:T20110016309 DEEDWARR
Recvd: 03/21/11 08:43 2 pgs
Fees:13.00 Taxes:252.34
20110321-0021577

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of March, 2011, by and between James Roberts, married, party of the first part, and Donald R Garton and Barbara F Garton, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being the west 25 feet of the south 125 feet of Lot No 12 and the southerly 125 feet of Lot No 11 of Block "F" on the Map of Woodbine Courts, Part 2, not of record and described as follows:

BEGINNING at a point in the north margin of Collier Avenue 25 feet east of the corner Lots 11 and 12; thence northerly parallel to the line between said lots, 125 feet to a point; thence westerly parallel to Collier Avenue, 100 feet to a point; thence southerly 125 feet to the north margin of Collier Avenue; thence with the margin of the same, easterly 100 feet tot he point of beginning.

Being all or part of the same property conveyed to James Roberts by virtue of Substitute Trustee's Deed dated 01/04/11 and recorded 01/21/11 at Instrument No. 20110121-0006161 in the Register's Office of Davidson County, Tennessee.
Seller warrants that he has never used the property as his primary residence and that the property has been used for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 1163, Page 441 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James Roberts, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of March, 2011.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Owner & Address: Donald R Garton and Barbara F Garton
515 Drake Ave
Nashville, TN 37211

Tax Parcel No 11910021400

Property Address: 248 Collier Avenue
Nashville, TN 37211

MAIL TAX BILLS TO: Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $68,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Donald R. Garton
AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of March, 2011.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY