THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ronald Christopher Garland 850 Hillwood Plaza Nashville, TN 37209	Same as New Owner	Map 007 Parcel 060.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RICHARD W. HARRIS, a single man, and GLEN B. HARRIS, a single man, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RONALD CHRISTOPHER GARLAND, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in the 10th Civil District of Davidson County, Tennessee and being described as follows, to wit:

Beginning on a stone in the old barbeque pit near a colored church running North 14 degrees West 16 poles to a stone; thence West 8 poles to the edge of a county road; thence with the meanders of said road South 30 degrees East 4 poles; South 10 degrees West 4 poles; South 30 degrees West 9 poles to a stone in Henry Cartwright's line; thence with his line east 12 poles to the beginning, containing one acre, more or less.

Being the same property conveyed to RICHARD W. HARRIS and GLEN B. HARRIS by deed filed for record as Instrument # 20070807-0093960, Register's Office for Davidson County, Tennessee.

The current mailing address for said property is 2418 Baker Station Road , Goodlettsville, TN 37072.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And I, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2011, which are a lien but not yet due and payable, and which will be paid in full by the GRANTEE when due without proration.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT A TITLE EXAMINATION BY THE PREPARER.

BILL GARRETT, Davidson County
Trans:T20110032467 DEEDWARR
Recvd: 06/01/11 12:26 2 pgs
Fees:13.00 Taxes:222.00
20110601-0041734

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

With this conveyance, ownership and title to the above described real property is vested in RONALD CHRISTOPHER GARLAND in fee simple.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

RICHARD W. HARRIS

GLEN B. HARRIS

"GRANTEE"

RONALD CHRISTOPHER GARLAND

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W. HARRIS, a single man, GLEN B. HARRIS, a single man and RONALD CHRISTOPHER GARLAND, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 1st day of June, 2011.

NOTARY PUBLIC

My Commission expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Sworn to and subscribed before me, this the 1st day of June, 2011.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY