ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Carl P. Gardner, Trustee (NAME)	Same (NAME)	171-00-0 002.00
1135 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	06 NU 60990
Brentwood, Tn 37027 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten - DOLLARS

cash in hand paid by Carl P. Gardner, Trustee and the love and affection that we have for our children, we, Howard Gardner and wife, Alleen P.Gardner

have bargained and sold, and by these presents do transfer and convey unto the said Carl P. Gardner, Trustee of Howard Gardner Trust # 1

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Real estate located in the 6th Civil District of Davidson County, Tennessee, to wit:

A triangular tract of land situated in what is known as South Brentwood,being part of Lots 66, 67, 68 and 69 on an unregistered plan and the land between said lots and the Franklin Pike(excepting that part conveyed to Department of Highways and Public Works of State of Tennessee, dated July 15, 1929) described according to a plan thereof made February 10, 1909, by Boone Denton, Surveyor, property herein conveyed being more particularly described as follows:

Beginning at a point on the West Side of the Railroad,said point being opposite valuation station 2952.93 and at a distance of 74 1/2feet west of the center line of said Railroad, this distance of 74 1/2 feet being at right angles to the said easterly line of the property to be sold,said point also being 1,036 feet northwardly along said centerline of main tracks from mile post 196 from Louisville, Kentucky;thence northwardly along a straight line a distance of 357 feet, more or less, to a point 99 1/2feet west of the centre line of the southbound main,said measurement of 99 1/2 feet being at right angles to the said easterly property line of the lot to be sold, which point is also in the east line of Franklin Pike; thence turning southwardly and running along the easterly margin of Franklin Pike a distance of 258.3 feet to a point; thence south 20 D 34' west 81.7 feet; thence in an easterly direction 62 1/2feet; thence in a southerly direction 34 1/2feet; thence in an easterly direction and along the trace of an old rock fence a distance of 102 feet to the point of beginning, containing six-tenths of an acre, more or less.

Being the same property acquired by Howard Gardner by deeds of record in Book 1104, at page 468, in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5810 (House Number) Franklin Pike (Street)

(P. O. Address) Brentwood (City or Town) 37027 (Zip Code)

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.

Whenever 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 9th day of May, 1986.

Howard Gardner by Alleen Gardner

Alleen Gardner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Alan C. Housholder, a Notary Public in and for said County and State, the within named Aileen P. Gardner

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, this 8th day of May, 1986.

My commission expires 7/17/88 Notary Public Alan C. Hlla

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF (Da)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19__.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 100,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Aileen Gardner

Sworn to and subscribed before me this 8th day of May, 19 86.

My commission expires 7/17/88 Notary Public Alan C. Hlla

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Alan C. Housholder	This instrument was prepared by: 420 Stahlman Building Nashville, Tn 37201
Name	Address

WARRANTY DEED

FROM Howard Gardner, and wife Aileen Gardner

TO Carl P. Gardner, Trustee

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

BOOK 6852 PAGE 20

(POWER-OF-ATTORNEY ACKNOWLEDGMENT)

(State of Tennessee)
(County of Davidson)

On this 8th day of May, 1986, before me Alan C. Housholder, a Notary Public in and for said county and State, personally appeared Alleen Gardner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Howard Gardner, and acknowledged that she executed the same as the free act and deed of the said Howard Gardner.

8th Witness my hand and seal at Nashville, Tennessee, this the day of May, 1986.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 7/17/88

99100

IDENTIFICATION REFERENCE

MAY 8 4 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6852 PAGE 21

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			100000.00-	CANT.
			260.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	269.50-
			2044A05/08/06 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99100

IDENTIFICATION REFERENCE

MAY 8 4 20 PM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245922