This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068
BOX 51-A

BOOK 9745 PG 274

**ADDRESS NEW OWNER:**
Scott K. Gardner and Kay M. Gardner
5742 Brentwood Meadows Circle
Brentwood, TN 37027

**SEND TAX BILL:**
Mortgagee

**MORTGAGEE:**
Norwest Mortgage
P.O Box 5137
Des Moines, IA 50306-5137

**MAP AND PARCEL:**
MAP 161-9
GROUP
PARCEL 90

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kevin D. Howard and wife, Joy Whitus Howard, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott K. Gardner and Kay M. Gardner, husband and wife, 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 Lot No. 43-A on the plan of Zone Lot Division, Lot 43, Section Two, Brentwood Meadows of record in Book 6250, page 661, Register's Office for said County.
>
> Said Lot No. 43-A fronts 40.0 feet on the easterly margin of Brentwood Meadows Circle and extends back 179.2 feet on the northerly line and 185.1 feet on the southerly line to a line in the rear, measuring 52.6 feet thereon.
>
> BEING the same property conveyed to Kevin D. Howard, unmarried, by deed from Security Federal Savings and Loan Association of Nashville, as of record in Book 7639, page 902, Register's Office for Davidson County, Tennessee.
>
> Joy Whitus Howard joins in this conveyance to convey any and all rights she may have in the subject property by virtue of her marriage to Kevin D. Howard.
>
> The legal description as used herein is the same as the previous conveyance.

This is improved property known as 5742 Brentwood Meadows Circle, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Scott K. Gardner and Kay M. Gardner, husband and wife, their heirs and assigns, forever; and we, Kevin D. Howard and wife, Joy Whitus Howard, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of July, 1995.

Kevin D. Howard

Joy Whitus Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Kevin D. Howard and wife, Joy Whitus Howard**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 25th day of July, 1995.

DAVID L. KAZMIEROWSKI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Jan. 24, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $78,000.00.

Scott K. Gardner
AFFIANT

Subscribed and sworn to before me
this 25th day of July, 1995.

NOTARY PUBLIC

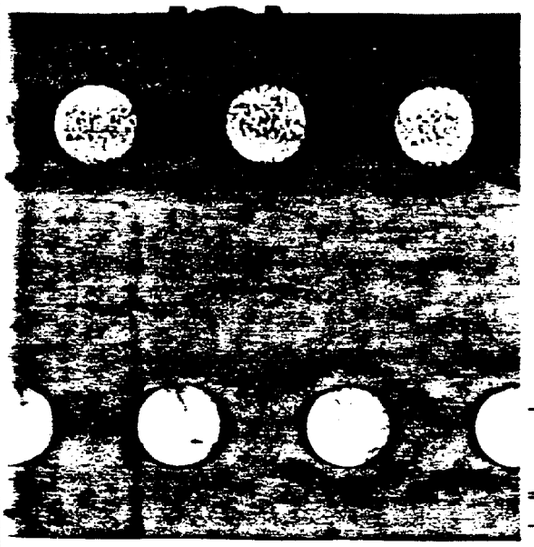
My Commission Expires: Jan 24, 1998

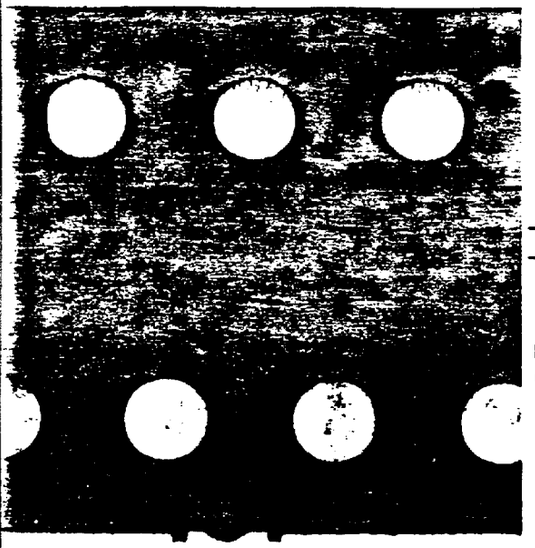
C:\WP51\WORK\CLOSINGS\GMS95339.WD

95 JUL 31 PM 1:18
FELICIA WILSON II REGISTER
DAVIDSON COUNTY, TN

0084005
IDENTIF. & REFERENCE

6509 07/31 0101 03CHECK 297.60





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9745 PG 276

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
TOTAL 297.60
CHECK 297.60

07/31/95 01 13:04 0001 6509

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0084005
IDENTIF. ↑ REFERENCE

95 JUL 31 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 935555