39-B

BOOK 10839 PG 110

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
9th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires 5-23-98

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Gregory Gardner (NAME)	Owner (NAME)	161-11C-021.00CO
318 Yorkshire Circle (ADDRESS)	(ADDRESS)	06DU-82647
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Rosario Garcia Van Pernis (formerly known as Rosario Garcia), and husband, Tom Van Pernis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Gregory Gardner, unmarried

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:

Land in Davidson County, TN, BEING Unit No. D-403 on the Resubdivision of Lot I, Phase IV, Villages of Brentwood, of record in Plat Book 6900, page 471, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Rosario Garcia, unmarried (now known as Rosario Garcia Van Pernis), by deed from Fox Ridge Company, a limited partnership, of record in Book 7440, Page 654, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 471; Declaration of Covenants, Conditions, and Restrictions of record in Book 6143, page 11, as amended in Book 7231, page 789; By-Laws of record in Book 7231, page 809; Dedication of common areas in Book 7397, page 382 and Book 7397, page 384; Easement for sanitary sewers and/or storm drainage in Book 6730, page 508; all of record in the Register's Office for Davidson County, Tennessee.

Tom Van Pernis joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Rosario Garcia Van Pernis (f/k/a Rosario Garcia).

Rosario Garcia and Rosario Garcia Van Pernis being one in the same person.

unimproved ( )
This is improved (X) property, known as 318 Yorkshire Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand S this 9th day of March 19 98

Rosario Garcia Van Pernis

Tom Van Pernis

BOOK 10839 PG 111

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 Rosario Garcia Van Pernis (formerly known as Rosario Garcia), and husband, Tom Van Pernis

the bargainor s, 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 and official seal at Brentwood, Tennessee this 9th day of March, 19 98.

Commission expires _____

CAROL Y. BAKER NOTARY PUBLIC AT LARGE CHATHAM COUNTY, TENN. My Commission Expires October 9, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Rosario Garcia Van Pernis and husband, Tom Van Pernis

TO

Robert Gregory Gardner

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

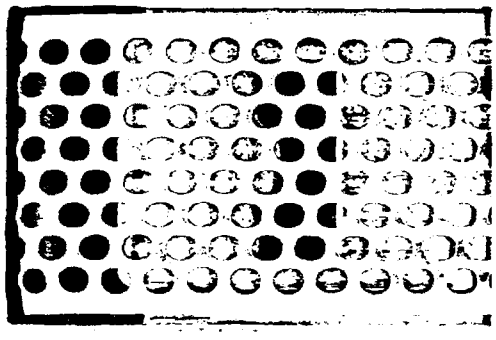
98 MAR 16 PM 12:33
FELIX Z. RUSSELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04 12563

6185 03/16 0101 03CHEQ

354-95



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

RECEIVED OF _____

FOR _____

BOOK 10839 PG 112

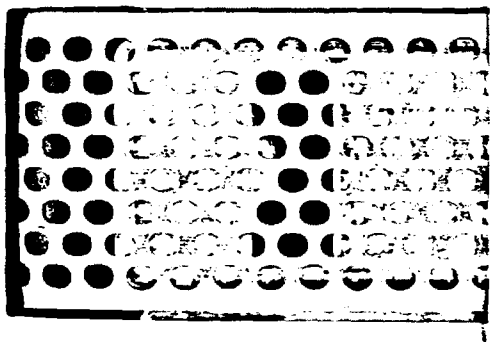
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 93500.00
CON TX 345.95
PRFEE 1.00
WDEED 8.00
TOTAL 354.95
CHECK 354.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/16/98 01 12:32 0001 6185



0412563
IDENTIF. # REFERENCE

98 MAR 16 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1266551