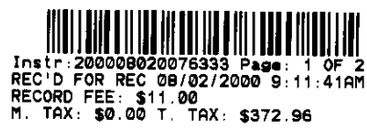
THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9770A

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

MAP/GROUP/PARCEL: 052-08-0-A/007.00 CO

NEW OWNER'S NAME AND ADDRESS:
SEREADIA L. DUNN
2105 LAGUNA BAY
MADISON, TENNESSEE 37115



SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, COREY LAYNE GARDNER, a married man, hereinafter called Grantor, do hereby transfer and convey unto SEREADIA L. DUNN, a single woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE,

BEING LOT NO. 7, ON THE PLAN OF PHASE ONE, SECTION ONE, HERON WALK, OF RECORD IN PLAT BOOK 9700, PAGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property commonly known as 2105 Laguna Bay, Madison, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 10402, Page 373, Register's Office for DAVIDSON County, Tennessee.

Kirby Gardner wife of Corey Layne Gardner joins in this conveyance for the purpose of conveying any interests, including marital, which she may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

COREY LAYNE GARDNER

KIRBY GARDNER

STATE OF TENNESSEE
COUNTY OF SUMNER

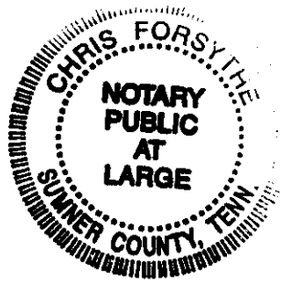
PERSONALLY appeared before me, the undersigned authority, COREY LAYNE GARDNER, a married man, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 27th day of July, 2000.

NOTARY PUBLIC

My Commission Expires:

10/15/03



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $100,800.00.

AFFIANT

Sworn to and subscribed before me, this 27th day of July, 2000.

NOTARY PUBLIC

My Commission Expires:

4-20-04

