PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (st) Title No: 42377
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/17/01 10:42 2pgs
Fees:11.00 Taxes:821.40
20010517-0051090

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret Elaine Gardner 133 Kenner Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-3-82

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 222,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Family Trust Under The Will of Tavia M. Young,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret Elaine Gardner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, in the 7th Civil District, being the southerly half of Lot No. 73 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 73 fronts 50 feet on the southwesterly margin of Kenner Avenue and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to W. Russell Young, Trustee, With Full Power, of The Family Trust Under the Will of Tavia M. Young, by deed from W. Russell Young, Executor with Full Power, of The Estate of Tavia M. Young of record in Book 11654, Page 700, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The above described conveyance is subject to; taxes for the year 2001 and subsequent years.

This is improved property, known as: 133 Kenner Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2001.

W. Russell Young, Trustee

The Family Trust under the Will of Tavia M. Young, W. Russell Young, Trustee

State of Tennessee
County of Davidson

On this 24th day of April, 2001, before me the undersigned authority, personally appeared **W. Russell Young, Trustee** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 222,000.00

Affiant

Sworn and subscribed before me on the 24th day of April, 2001.

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/23/02 Notary Public

My Commisison Expires MAR. 23, 2002