This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Henry Hill Jr.
101 Queens Lane
Nashville, TN 37218

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 07/03/01 10:43 2pgs
Fees:13.00 Taxes:249.75



20010703-0070425

MAP AND PARCEL:
MAP 162-0-1B
PARCEL 27.00 CO
05D-77575

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nancy Maria Jackson, now Gardner, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Henry Hill Jr., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Unit 27, on the Plan of Clairmont, Phase 2, of record in Plat Book 6050, Page 323, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Nancy Maria Jackson, unmarried, by deed from Clairmont Investors, a Tennessee joint venture of record in Book 7784, Page 158, Register's Office for Davidson County, Tennessee. Said party having since married Danny E. Gardner who joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.
>
> This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6988, Page 542, and as amended in Book 7269, Page 228; By-Laws of record in Book 6988, Page 552; Dedication of "Common Area" for Phase 2, of record in Book 7370, Page 995, said Register's Office. Storm Water Detention Agreement dated 11/5/85, of record in Book 6719, Page 701, said Register's Office. Taxes for 2001 have been pro-rated and assumed by Grantee.

This is improved property known as 440 Claircrest Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry Hill Jr., his heirs and assigns, forever; and we, Nancy Maria Jackson-Gardner and Danny E. Gardner do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his 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 29th day of June, 2001.

Nancy Maria Jackson-Gardner

Danny E. Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nancy Maria Jackson-Gardner and Danny E. Gardner 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 at Nashville, Tennessee, this the 29th day of June, 2001.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 67,500.00

AFFIANT

Subscribed and sworn to before me this 29th day of June, 2001.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.