WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/02 10:28 2pgs
Fees:13.00 Taxes:688.20

20020104-0001494

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,000.00

Sandra Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2001

Tracy L. Love
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TRACY L. LOVE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

My Commission Expires May 26, 2002

THIS INSTRUMENT WAS PREPARED BY:

Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Gardner, Jr. (NAME)	Pulte Mortgage Corporation (NAME)	32-10-0-13.00
4286 Brick Church Pike (ADDRESS)	7475 South Joliet Street (ADDRESS)	
Whites Creek, Tennessee (CITY) (STATE) (ZIP)	Englewood, Colorado 80112 (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, Michael Wayne Britt and wife, Rene M. Britt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Gardner, Jr. and wife, Shonica Olden-Gardner

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 , being lot No. 6 on the Plan of Quail Ridge, Section Five, of recrod in Book 9700, page 474, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Michael Wayne Britt, unmarried, by deed from Jack O. Nixon and wife, Brenda J. Nixon, of record as Instrument No. 200002150015088, said Register's Office.

The said Rene M. Britt joins in this conveyance for the sole purpose of conveying any marital interest, if any, she may have in the said property.

unimproved ( )
This is improved (X) property, known as 4286 Brick Church Pike, Whites Creek, Tennessee
(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 24th day of August, 2001

Michael W. Britt
Michael Wayne Britt

Rene M. Britt
Rene M. Britt

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 Michael Wayne Britt and wife, Rene M. Britt

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 Nashville, Tennessee, this 24th day of August, 2001.

Commission expires _____

Notary Public

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 26, 2002

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 _____, _____.

My commission expires _____

Notary Public