WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-7900-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Arthur P. Gardner	MAP-PARCEL NUMBERS
Arthur P. Gardner (NAME)	(NAME)	P/O MAP 5311
154 Spring Valley (ADDRESS)	329 Hurst Drive (ADDRESS)	PARCEL 00800
Nashville TN 37214 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (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, Hughes-Edwards, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur P. Gardner and wife, Novella J. 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, Tennessee, said property consisting of approximately .44 acres, more or less, and identified as Lot No. 8, First Revision of GOLF CLUB PLACE, Phase I, Final Plat consisting of eight lots, of record in Instrument No. 200007260073971, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Hughes-Edwards, LLC, a Tennessee Limited Liability Company by deed from Jerry Lemons of record in Book 11740, Page 964, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/08/02 11:20 2pgs
Fees:13.00 Taxes:277.50

20020308-0029431

unimproved (X)
This is improved ( ) property, known as 329 Hurst Drive, Old Hickory, TN 37138
(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 my hand this 6th day of March, 2002

Hughes-Edwards, LLC, a TN Limited Liability Company
By:
Ruth M. Hughes, General Partner

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth M. Hughes and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the Hughes-Edwards, LLC the within named bargainor, and corporation, and that he as such General Partner 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 Ruth M. Hughes as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 6th day of March, 2002.

My commission expires _____

Notary Public