Davidson County DEEDWARR
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20020308-0029433

FILE NUMBER
224360(2)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Laurie Winningham Gardiner and wife Andrew Mark Gardiner 916 Harpeth Bend Drive Nashville, Tennessee 37221	CTX Mortgage Company 801 94th Avenue North St. Petersburg, Florida 33702

GENERAL WARRANTY DEED

This indenture is made and entered into this 26th day of February, 2002 between J. Byron Page and wife Ashley M. Page (hereinafter referred to as "GRANTOR") and Laurie Winningham Gardiner and husband, Andrew Mark Gardiner (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in Davidson County, Tennessee and being more particularly described as follows:

Lot 789 of the Harpeth Woods, First Addition Subdivision, Section 4, 1st Addition, as shown by a map of record in Book 5200 at page 635 in the Davidson County, Tennessee Register of Deeds office.

BEING the same property conveyed to J. Byron Page and wife Ashley M. Page by instrument of record in Instrument No. 20000601-0054488 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 15606001800

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

J. Byron Page

Ashley M. Page

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, Regina E. Johnson, a Notary Public in and for the aforesaid state and county, personally appeared J. Byron Page and wife Ashley M. Page, to me known to be the person(s) described therein (or who proved to me to be the same on satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 26th day of February, 2002.

NOTARY PUBLIC
Commission Expires: 05/30/04

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $134,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 26 DAY OF February, 2002.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 05/30/04

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004