ADDRESS NEW OWNER and
SEND TAX BILLS:
OTIS L. GARDNER
3360 Calais Circle
Antioch, Tennessee 37013

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
150 - 9 A - 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KAREN SUE SMITH, unmarried, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to OTIS L. GARDNER, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 163, on the Plan of Forest View Park, Section VII, a planned unit development, of record in Plat Book 6900, Page 162, (inadvertently shown as Book 10210, Page 344 on the prior Deed) said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Karen Sue Smith by deed of record in Instrument No. 20011205-0133669, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 3360 Calais Circle, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 05/01/02 10:42 2pgs
Fees:13.00 Taxes:408.48
20020501-0053419

Executed on this 26 day of April, 2002.

Karen Sue Smith
KAREN SUE SMITH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KAREN SUE SMITH, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 26 day of April, 2002.

NOTARY PUBLIC

My Commission Expires:
10/24/05

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $110,400.00.

Otis Smith
AFFIANT

Subscribed to and sworn before me, this the 26 day of April, 2002.

NOTARY PUBLIC

My Commission Expires:
10/24/05

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