02

Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Subscribed and sworn to before me, this 14th day of May, 2002.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Wendell K. Gardner	U.S. Bank N.A.	171-02-0-A
104 Villa View Court	4801 Frederica Street	011.00 CO
Brentwood TN 37027	Owensboro, KY 42301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Scott R. Mertie, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wendell K. Gardner, hereinafter called the Grantees, their successors 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, being Unit No. 11, Building 2, on the Plan of Brentwood Villa Condominiums, Phase I, of record in Book 6900, Page 4, amended in Book 6900, Page 5, Register's Office for said County.

Being the same property conveyed to Scott R. Mertie and Tina M. Rogers, as tenants in common with the right of survivorship by deed from Carolyn H. Waugh, unmarried, dated November 25, 1998, recorded in Book 11224, Page 580, Register's Office for said County. Being further conveyed to Scott R. Mertie by quitclaim deed from Tina M. Rogers of record in Instrument No. 20010220-0015687, said Register's Office.

Subject property is not the ~~usual~~ marital residence of grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 104 Villa View Court, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of May, 2002.

Scott R. Mertie

Davidson County DEEDWARR
Recvd: 05/21/02 15:41 2pgs
Fees:13.00 Taxes:529.10

20020521-0062085

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott R. Mertie, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of May, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

