WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/03 15:29 3pgs
Fees:18.00 Taxes:407.00

20030110-0004761

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,000.00
Christiana M Carver
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF January, 2003
Notary Public
MY COMMISSION EXPIRES: 3-25-06
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY:
Greater Nashville Title, 200 Madison Street, Madison, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christiana M. Carver (NAME)	Calvary Banking (NAME)	Map 61-12
1139 Greenland Avenue (ADDRESS)	114 West College Street (ADDRESS)	Parcel 189
Nashville, Tn 37216 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (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, Mary E. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christiana M. Carver

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, Being the Easterly 58.2 feet front and 58.9 feet rear of Lot No. 23 and Westerly 22.3 feet front and 22.9 feet rear of Lot No. 25 on the Plan of the Plan of the Subdivision of part of the Greenland Tract as of record in Book 421, Page 40, Register's Office for said County, Tennessee.

Beginning in the center of Greenland Avenue at the southeast corner of the property conveyed to Jesse B. Wills and wife, by deed from Nannie Cherry, of record in Book 3402, Page 181, said Register's Office; thence with said Wills easterly line northwardly 411.7 feet, more or less, to the northerly line of said Subdivision, thence with said line eastwardly 81.8 feet to the Northwest corner of the property conveyed to John W. Kaney and wife, by deed from Nannie Cherry, of record in Book 3502, Page 235, said Register's Office; thence with the westerly line of said Kaney property southwardly 425 feet, more or less, to the corner of Greenland Avenue; thence with said Avenue, westwardly 80.5 feet to the beginning.

Being the same property conveyed to John G. Gardner, Jr., and wife, Mary E. Gardner by Warranty Deed from Nannie Cherry of record in Book 3708, Page 103 and being further conveyed to Mary E. Gardner from John G. Gardner, Jr., by Quitclaim Deed of record in Book 5102, Page 66, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF THE SUBDIVISION OF

CONTINUED

unimproved ( )
This is improved (X) property, known as 1139 Greenland Avenue, Nashville, Tn 37216
(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 8th day of January, 2003

Mary E. Gardner by James R. Gardner POA
Mary E. Gardner
Attorney-in-Fact

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 Mary E. Gardner

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison _____, Tennessee, this 8th day of January, 2003.

Commission expires _____

Notary Public

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

STATE OF Tennessee
COUNTY OF Davidson

On this 8th day of January 2003, before me personally appeared James R. Gardner, to me known to be the person who executed the foregoing instrument ~~individually and~~ on behalf of Mary E. Gardner and acknowledged that he executed the same as the free act and deed of the said Mary E. Gardner.

Witness my hand and official seal at Madison, Tennessee, this 8th day of January 2003.

Deanie L. Gregory
NOTARY PUBLIC

My Commision Expires: 3-25-2006

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

LEGAL DESCRIPTION CONTINUATION

PART OF THE GREENLAND TRACT OF RECORD IN BOOK 421, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.