23-1-805

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/03 12:05 2pgs
Fees:13.00 Taxes:932.40

20030807-0112680

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris E. Gardner (NAME)	Columbia National, Inc. (NAME)	172-09-0-A-129
921 S. Wickshire Way (ADDRESS)	7142 Columbia Gateway Drive (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Columbia MD 21046 (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, The Jones Company of Tennessee, L.L.C.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris E. Gardner and wife, Teresa D. 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, being Lot No. 129 on the Plan of Banbury Crossing, Section 3 of record in Plat Book 9700, page 665, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, by quitclaim deed from Jones Land Company, L.L.C., a Tennessee limited liability company, of record at Instrument No. 20030807-0112678, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; any and all restrictions and easements of record, Plan of record in Plat Book 9700, page 665, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 921 S. Wickshire Way, Brentwood, TN 37027
(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 31st day of July, 2003

The Jones Company of Tennessee, L.L.C.
By:
Deborah P. Buford, Asst. Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of July, 2003.

Ann M Ledet
Notary Public

My commission expires 7/25/2005

