THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

George Tarver
SEND TAX BILLS TO:
P.O Box 1794
Madison TN
37116

Davidson County DEEDWARR
Recvd: 10/03/03 13:04 2pgs
Fees:13.00 Taxes:407.00

20031003-0146462

MAP PARCEL NUMBERS
52-8-95.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of September, **2003**, by and between **Robert George Gardner, II and Nicoleta C Gardner, husband and wife**, party of the first part, and **George Tarver**, party of the second part,

WITNESSETH: That for and in consideration of **$110,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison County of Davidson, State of Tennessee:

Being Lot No. 193 on the plan of Sequoia Valley Subdivision, Section 4, as of record in Plat Book 5200, page 215, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate legal description thereof.

Being the same property conveyed to Robert George Gardner, II and wife, Nicoleta C. Gardner by Warranty Deed from Sharon Lynn Spence Howell, of record in Book 9772, 784, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 5200, page 215; Restrictive Covenants of record in Book 5519, page 16; any and all easements, right of ways, zoning regulations, setback lines, restrictions, etc. of record in the Register's Office, Davidson County, TN.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Robert George Gardner, II

Nicoleta C Gardner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert George Gardner, II and Nicoleta C Gardner, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 16TH day of SEPTEMBER, **2003.**

My commission expires _____

Notary Public

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$110,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16TH day of SEPTEMBER, **2003**.

NOTARY PUBLIC

My commission expires: _____

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

PROPERTY ADDRESS:
1216-1218 Sioux Terrace
Madison, TN 37115

NAME AND ADDRESS OF NEW OWNER
George Tarver
1216-1218 Sioux Terrace
Madison, TN 37115