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

SEND TAX BILLS TO:
Novastar Home Mortgage
25520 Commercecentre Drive, 2nd Floor
Lake Forest, CA 92630

MAP PARCEL NUMBERS
52-8-103.00

Davidson County DEEDWARR
Recvd: 10/07/03 12:30 2pgs
Fees:13.00 Taxes:407.00
20031007-0148351

WARRANTY DEED

THIS INDENTURE, made and entered into this 26th 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, married**, 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:

Land in Davidson County, Tennessee, being Lot No. 185 on the plan of Sequoia Valley, Section IV, of record in Plat Book 5200, page 215, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description of said lot.

Being the same property conveyed to Robert G. Gardner , II and wife, Nicoleta C. Gardner by Warranty Deed from John Richard Minassian and wife, Elaine Minassian, of record in Instrument Number 200101030001110, dated 12-29-00, and recorded 1-3-01, 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; any and all restrictions, easements, right of ways, setback lines, zoning regulations, 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 26TH day of SEPTEMBER **2003.**

My commission expires 9/30/06

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 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 29th day of September, 2003.

NOTARY PUBLIC

My commission expires: 9/30/06

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

PROPERTY ADDRESS:
1200-1202 Shawnee Rd.
Madison, TN 37115

NAME AND ADDRESS OF NEW OWNER:
George Tarver
1200-1202 Shawnee Rd.
Madison, TN 37115