THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21883-10-2003** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, 7th day of October, 2003. Notary Public My Commission Expires NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Virginia M. Kaiser 703 Douglass Drive Lawrenceburg, TN 38454	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.073.12 Parcel No. 041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy L. Gardner, married, formerly known as Nancy Given**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Virginia M. Kaiser** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2937 McGavock Pike, Nashville, TN, 37214

RANDY D. GARDNER, the spouse of **NANCY L. GARDNER,** joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said **NANCY L. GARDNER.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of October, 2003.

Nancy L. Gardner, formerly known as Nancy Given Randy D. Gardner

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nancy L. Gardner and Randy D. Gardner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 10/13/03 14:19 2pgs
Fees:13.00 Taxes:555.00

20031013-0151506

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Section Two Sunset View as of record in Plat Book 2663, page 52, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brian Prout and wife, Nancy G. Prout by deed dated February 20, 1992 from J. Brewster Given and wife, Sharon Brewster Given of record in Book 8558, page 615, Register's Office for Davidson County, Tennessee. Being further conveyed to Nancy Given by Quitclaim Deed from Brian Philip Prout of record in Book 9609, page 769 (Nancy G. Prout and Nancy Given being one and the same person). The said Nancy Given having since married and now being known as Nancy L. Gardner.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6692, page 670, Register's Office for Davidson County, Tennessee;
3) All matters appearing on the Plan of record in Plat Book 2663, page 52, Register's Office for Davidson County, Tennessee.