Davidson County DEEDWARR
Recvd: 02/02/04 10:52 2pgs
Fees:13.00 Taxes:314.50
20040202-0012318

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Steve A. Gartner	Steve A. Gartner	147-14-150
589 Hill Creek Drive	313 Old Hickory Blvd West	
Nashville, TN 37211	Madison, TN 37115	

For good and valuable consideration received, **Lexie H. Hagan, Conservator of Maxwell R. York** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 03P-935** unto the Grantee, **Steve A. Gartner, unmarried,**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Maxwell R. York**, described as follows:

Being Lot No. 418 on the Plan of Candlestick Farms, as of record in Book 3600, page 71 and amended in Book 3822, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 418 fronts 88.0 feet on the westerly margin of Hill Creek Drive, and extends back 148.9 feet on the northerly line and 148.8 feet on the southerly line, to a rear line on which it measures 88.0 feet thereon.

Being the same property conveyed to Maxwell R. York by Deed of record in Book 4157, Page 807, and Divorce Decree of record in Book 7194, page 52, Register's Office for Davidson County, Tennessee. Said property is being conveyed pursuant to Order Approving Real Estate Sale Contract as shown of record as Image No. 5565/1378097, Seventh Circuit Court (Probate Division) of Davidson County, Tennessee.

This is improved property known as 589 Hill Creek Drive, Nashville, TN 37211.

Said Property is conveyed subject to any and all restrictions and easements of record including those listed in Book 3811, page 978 and Plat Book 3600, page 71 and amended in Book 3822, page 71, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as **Conservator for Maxwell R. York** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28 day of January 2004.

Lexie H. Hagan, Conservator

Lexie H. Hagan, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of January 2004, before me personally appeared, Lexie H. Hagan, Conservator for Maxwell R. York to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Maxwell R. York, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 28 day of January 2004.

My commission expires:

ROBYN LEE DUBY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me this 28 day of January, 2004.

Notary Public

My Commission Expires:

ERICA MASON NOTARY PUBLIC AT LARGE Oct 27, 2004 TENNESSEE