Davidson County DEEDWARR
Recvd: 02/17/04 13:08 3pgs
Fees:18.00 Taxes:370.00
20040217-0017996

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Carolyn Lutz**
Address **896 Idlewild Drive**
City/State/Zip **Madison, TN 37115**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Piper L. Gardner and Austin K. Gardner, Wife and Husband** have this day bargained and sold, and do hereby transfer and convey unto **Carolyn Lutz, a married woman, her** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

See Exhibit A attached hereto and made a part hereof.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 52 Group 05 Parcel 199

This is improved property known as: 896 Idlewild Drive, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **12th** day of **February 2004**.

Piper L. Gardner

Piper L. Gardner

Austin K. Gardner

Austin K. Gardner

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Piper L. Gardner and Austin K. Gardner** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **12th** day of **February 2004**.

Commission expires **June 18, 2005**

C.M. Corriveau

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$100,000.00**

Affiant Carolyn Kelly

Subscribed and sworn to before me, this the 12th day of February, 2004.

My commission expires June 18, 2005

C M. Corriveau
Notary Public - Register

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Exhibit A

Land lying in Davidson County, Tennessee, State of Tennessee described as follows, to wit:

TRACT I: Being Lot No. 3 on the Plan of Sanford manor, of record in Plat Book 6900, page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

TRACT II: Being Lot No. 4 in the Subdivision of Sanford manor, not of record, made by Winston Gaffron, Jr., Surveyor, No. 1070, dated August 1, 1986, and more particularly described as follows:

Beginning at a point in the southerly margin of Idlewild Drive, South 53 degrees 30' 30" East 178.74 feet to a point; thence North 17 degrees 30' 38" East 264.71 feet to a point in the southerly margin of Idlewild Drive; thence with the said margin if Idlewild Drive with a curve to the right having a radius of 296.98 feet and a chord of 7 degrees 59' 27" 41.42 feet to a point; thence continuing with the southerly margin of Idlewild Drive South 57 degrees 25' 13" West 225.61 feet to a point of beginning.

Being all of the same property conveyed to Susan L. Abrams, by Warranty Deed from Robert E. Sanford, dated June 8, 1999, of record in Book 11524, page 145, and being further conveyed to Piper L. Gardner, by Warranty Deed from Susan L. Adams, dated July 15, 2002, of record in Instrument No. 20020722-0087790, and being further conveyed to Piper L. Gardner and Husband, Austin K. Gardner, by Quit Claim Deed from Piper L. Gardner, dated August 1, 2002, of record in Instrument No. 20020808-0095629, Register's Office for Davidson County, Tennessee.