Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

08-0402-90220

Davidson County DEEDWARR
Recvd: 03/12/04 09:39 2pgs
Fees:13.00 Taxes:592.00

20040312-0028530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February 2004.

Notary Public
My commission expires: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

Address of New Owner	Send Tax Bills to:	Tax Information
Jason Stansbury 1023 McMahan Avenue Nashville TN 37216	Countrywide Home Loans P.O. Box 10212 Van Nuys, CA 91410-0212	061-11-0-082.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry R. Gardner and wife, Linda L. Gardner**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jason Stansbury and wife, Patricia Stansbury**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 25 on the Plan of I.C. McMahan's Subdivision of Maplewood Lands of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 100.0 feet on the northerly margin of McMahan Avenue and extends back between parallel lines 296.0 feet to a dead line in the rear.

Being all of the same property conveyed Jerry R. Gardner et ux and Linda L. Gardner by deed from Tammy D. Scott et vir Donald K. Scott dated 05/19/99 recorded 05/24/99 in Book 11490 page 908, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1023 McMahan Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 27th day of February 2004.

Jerry R. Gardner

Linda L. Gardner

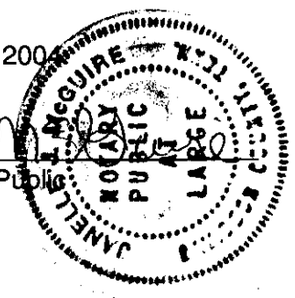
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jerry R. Gardner** and **Linda L. Gardner**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, TN, this 27th day of February 2004.

Notary Public



My Commission expires: 11/26/05