1ST
BUX 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/04 15:59 2pgs
Fees:13.00 Taxes:429.20

20040401-0036984

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$116,000.00.**

Affiant

Subscribed and sworn to before me this 26 day of March, 2004.

Notary Public
My Commission Expires: 8-25-07
(Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan Gaertner	America's Wholesale Lender	108-04-077.00
3125 Noble Valley Drive	750 Old Hickory Boulevard, Suite 180	
Nashville, TN 37214	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John M. Hayman, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan Gaertner and Michelle Gaertner, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 160 on the plan of Larchwood, Section Two, of record in Plat Book 5200, pages 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John M. Hayman, unmarried, by deed from John P. Cunningham and wife, Dawn M. Cunningham, on September 17, 1999, of record in Book 11668, page 319, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 5200, page 57, 58, and 59, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5479, page 443; and Book 5681, page 532, and Book 5688, page 696; and Book 6011, page 130; and Book 5158, page 918; and Book 5308, page 70; and Book 6038, page 456; and Book 6076, page 69; and Book 6079, page 236; and Book 6103, page 741; and Book 6121, page 24; and Book 6122, page 482; and Book 6135, page 232; and Book 6137, page 470; and Book 6137, page 474; and Book 6137, page 478; and Book 6138, page 808; and Book 6149, page 984; and Book 6149, page 988; and Book 6221, page 430; and Book 6452, page 163; and Book 6535, page 880; and Book 7216, page 574, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3125 Noble Valley Drive, Nashville, TN 37214**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this March 26, 2004.

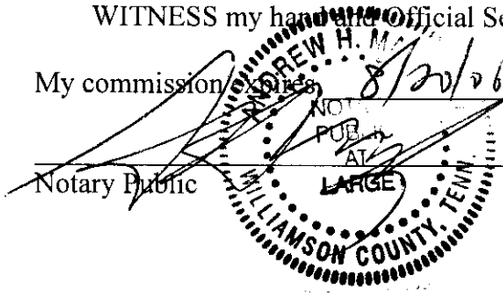
John M. Hayman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John M. Hayman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 26, 2004

My commission expires 8/20/06



Notary Public