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20040617-0071879

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.**

Judy S. Williams
Affiant

Subscribed and sworn to before me, this the 7th day of June, 2004.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Judy S. Williams	**AMERICA'S WHOLESALE LENDER**	**117-2-C-035.00**
668 Timber Lane	**750 OLD HICKORY BLVD. #180**	
Nashville, TN 37215	**BRENTWOOD, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Marilyn Draughn Gardner, unmarried, formerly known as Marilyn M. Draughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Judy S. Williams

HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 35 and carport No. 35-A on the Plat of Regency Park, (a condominium) of record in Plat Book 3700, Pages 111 and 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marilyn M. Draughn by deed from The Estate of Martha Billington Trabue, deceased and Thomas Malone Trabue, Jr. and Polly Ann Trabue Halliday, as the residuary beneficiaries under the Last Will and Testament of Martha Billington Trabue of record in Book 11245, Page 660, Register's Office for Davidson County, Tennessee. Marilyn M. Draughn and Marilyn Draughn Gardner are one and the same person.

This conveyance is subject to taxes for 2004 and subsequent years and the following: Charter of Incorporation of The Association of Owners of Regency Park Condominium of record in Book 8129, Page 118; amended in Book 8500, Page 717, said Register's Office; Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Association of Owners of the Regency Park Condominium, of record in Book 3815, Page 778; amended in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942; Book 7728, Paeg 343; Book 9746, Page 83; Book 11288, Page 513; Instrument # 20031029-0159210, said Register's Office; Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4067, Page 947, said Register's Office; Plan of record in Book 3700, Pages 111 and 112, said Register's Office; Repurchase and Option Agreement of record in Bok 3907, Page 839, counterpart of record in Book 4173, Page 18; Book 6228, Page 550, said Register's Office.

This is improved (__X__) Unimproved (_____) property, known as **668 Timber Lane, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 7th day of June, 2004.

Marilyn Draughn Gardner

Marilyn Draughn Gardner

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marilyn Draughn Gardner**, unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **7th** day of **June, 2004.**

Notary Public

My Commission Expires:_____

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004