WARRANTY DEED

B-JOHN-04-3415

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Garner	New Owner (NAME)	
3415 West End Avenue, Unit 306		104-6-A-18CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD GELDREICH,UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH GARNER AND WIFE, PEGGY GARNER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 306, on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399 and amended in Book 6135, page 788 and Book 6435, page 549, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard Geldreich by deed from Virginia Margaret Durrett filed for record on August 3, 1994 in Book 9427, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 5200, page 399 and amended in Book 6135, page 788 and Book 6435, page 549; Book 5862, page 626, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3415 West End Avenue, Unit 306, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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/our hand(s) this 16th day of July, 2004.

Richard Geldreich

Davidson County DEEDWARR
Recvd: 07/21/04 15:26 2pgs
Fees:13.00 Taxes:236.43
20040721-0087445

STATE OF Tennessee
COUNTY OF Davidson

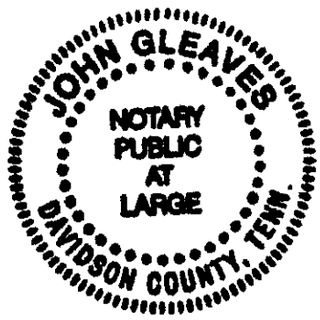
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Geldreich, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903