File. Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(km) Title No: 45772
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/04/04 12:05 2pgs
Fees:13.00 Taxes:303.40
20040804-0093509

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael A. Gardner Virginia S. Gardner 362 Summit Ridge Circle Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-05-B-362

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$82,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Irwin Ross and spouse, Ellen N. Ross**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael A. Gardner and spouse, Virginia S. Gardner** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 362 of Four Seasons, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, Page 30 and shown on Exhibit "D" to the Master Deed of record in Book 6841, Page 349 /register's Office for said County to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Irwin Ross and wife, Ellen N. Ross by deed from Four Seasons Associates, Inc., a Tennessee corporation of record in Book 6934, Page 188, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, Page 30 and shown as Exhibit "D" to the Master Deed Book 6841, Page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.; Easement Agreement for ingress and egress and wireless telecommunications tower of record in Document No. 200109120099679, said Register's Office; Easement Agreements of record in Book 6869, Page 157, Book 6869, Page 162, rerecorded in Book 6870, Page 966, said Register's Office; The provisions of the condominium Master Deed of record in Book 6841, page 349, Book 6847, page 122, Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 362 Summit Ridge Circle, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2004.

Irwin Ross

Ellen N. Ross

State of TENNESSEE
County of DAVIDSON

On this 3rd day of August, 2004 , before me the undersigned authority, personally appeared Irwin Ross and Ellen N. Ross , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $82,000.00

Affiant

Sworn and subscribed before me this the 3rd day of August, 2004

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008