File #200491048

NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,600.00.

Ronda F Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2004.

Eileen Stamps
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronda Faydette Taylor	Same	Map/Parcel: 90-16-18.00
(NAME)	(NAME)	
5600 Vine Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BONNIE G. FUSON AND ROY ALLEN GARDNER, JR.,*** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RONDA FAYDETTE TAYLOR,**** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**unmarried

*devisees and heirs-at-law of Mildred C. Gardner, deceased,

Land in Davidson County, Tennessee, being all of Lot No. 365, on the Plan of Charlotte Park, Section 5, as shown by plat appearing of record in Plat Book 2663, Pages 111-112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Roy A. Gardner, Sr., and wife, Mildred C. Gardner by Warranty Deed dated April 21, 1960 of record in Book 3067, Page 337, Register's Office for Davidson County, Tennessee. Roy A. Gardner, Sr. died on December 14, 1985, leaving Mildred C. Gardner the sole surviving tenant by the entirety. Mildred C. Gardner, a/k/a Mildred Gardner, died on November 29, 2003, leaving Bonnie G. Fuson, a/k/a Bonnie Gardner Fuson, and Roy Allen Gardner, Jr. her Devisees, as evidenced in File No. 03P-1956, Probate Court Clerks Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Sewage System Agreement between Consolidated Development, Inc., and the City of Nashville of record in Book 2593, Page 566; all matters shown on plat of record in Plat Book 2663, Pages 111-112; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Joe Glen Fuson and Delores Gardner, spouses of Bonnie G. Fuson and Roy Allen Gardner, Jr., hereby join in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that they may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 516 Scholarship Drive, Nashville, TN
(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, her heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 24th day of August, 2004.

Bonnie G. Fuson

Joe Glen Fuson

Roy Allen Gardner, Jr.

Delores Gardner

Davidson County DEEDWARR
Recvd: 08/25/04 10:51 2pgs
Fees:13.00 Taxes:361.12

20040825-0102728

STATE OF Tennessee

COUNTY OF Williamson

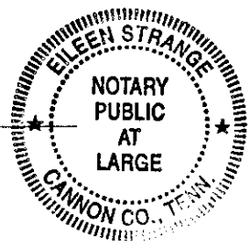
Before me, the undersigned Notary Public, personally appeared Bonnie G. Fuson and husband, Joe Glen Fuson, and Roy Allen Gardner, Jr. and wife, Delores Gardner, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of August, 2004.

Eileen Strange

Notary Public

My Commission Expires: _____



(SEAL)

MY COMM... ...ES:
NOVEMBER ..., ...

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129