Box 13 #8505

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me, this 20th day of August, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires MAY 29, 2006

Davidson County DEEDWARR
Recvd: 09/02/04 12:49 2pgs
Fees:13.00 Taxes:476.93

20040902-0106373

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara S. Gardner	SunTrust Mortgage, Inc.	136 15-A
(NAME)	(NAME)	(MAP)
3405 Anderson Road #219	201 Fourth Avenue/7th Floor	51
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Nashville, TN 37219	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Felicia A. Dirl , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Barbara S. Gardner , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING ~~Lot~~ Unit No. 51, on the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, of record in Plat Book 11190, page 81, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Felicia A. Dirl by deed from Pulte Homes of TN, LP dated August 4, 2000, of record in Instrument No. 20000815-0080933, as re-recorded in Instrument No. 20010612-0061638 and corrected in Instrument No. 20010607-0060024, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3405 Anderson Road #219, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 20th day of August, 2004.

Felicia A Dirl
Felicia A. Dirl

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Felicia A. Dirl; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of August, 2004.

Notary Public

My Commission Expires: 9/25/2004

