Return to: File Box 9B
First Title & Escrow
#23433

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

NATIONAL SETTLEMENT MANAGEMENT, LLC

290 BILMAR DRIVE

PITTSBURGH, PA 15205

Davidson County DEEDWARR
Recvd: 10/25/04 13:49 4pgs
Fees:23.00 Taxes:449.55

20041025-0128037

MAIL TAX BILLS TO:

New Owner

(NAME)

3209 Moorwood Drive

Nashville, TN 37207

MAP PARCEL NUMBERS

50-14-263.00

THIS INDENTURE, made and entered into this 11th day of June, 2004, by and between Curtis L. Gardner, Jr. and Lisa M. Gardner, husband and wife party of the first part, and Sirva Relocation, LLC a Delaware Limited Liability Company

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson , State of Tennessee:

Please see attached "Exhibit A."

Being the same property conveyed to Curtis L. Gardner Jr. and Lisa M. Gardner, husband and wife, by deed from JLS Realty LLC, a TN Limited Liability Company, in book 10781, page 492, Regoster's Office for said County.

ADDRESS: 3209 Moorwood Drive, Nashville, TN 37207

TAX MAP OR PARCEL ID NO.: 50-14-263.00

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Witness # 1

Witness # 2

Curtis L. Gardner, Jr.

Lisa M. Gardner

****

Louisiana Parish Jefferson
STATE OF ~~TENNESSEE~~, ~~COUNTY~~ OF ~~Davidson~~

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Curtis L. Gardner, Jr. to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17 day of June, 2004.

My commission expires

Notary Public

HENRY J. SAUVIAC
Notary Public
Jefferson Parish, Louisiana
My Commission Is For Life
No. 61587

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ __________, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lisa M. Gardner

Affiant

~~Subscribed and~~ sworn to before me this 3rd day of September, 2004.

Lifetime Commission

3209 Moorwood Drive, Nashville, TN 37207

CHARLES O. LEDET
NOTARY PUBLIC
No. 50246
Parishes of Jefferson, Plaquemines and St. Bernard, Louisiana

STATE OF Louisiana, COUNTY OF Jefferson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lisa M Gardner to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 3rd day of Sept, 2004.

My commission expires Lifetime

Notary Public

CHARLES O. LEDET NOTARY PUBLIC No. 50246 Parishes of Jefferson Plaquemines and St. Bernard, Louisiana

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $121,500.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheri Kiesner

Sheri Kiesner, Closing Specialist, SIRVA Relocation LLC
Affiant

SIRVA SEAL

Subscribed and sworn to before me this 8th day of October 2004

Jeannine Gerhardson

Jeannine Gerhardson

JEANNINE GERHARDSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Section Two Parkwood Estates as of record in Plat Book 3300, page 5, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Curtis L. Gardner, Jr. and wife, Lisa M. Gardner by deed dated December 19, 1997 from JLS Realty, LLC, a Tennessee Limited Liability Company of record in Book 10781, page 492, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which are being prorated and assumed by the Grantor; and
2. All matters appearing on the Plan of record as Book 3300, page 5, Register's Office for Davidson County, Tennessee.