Box 44CL

Davidson County DEEDWARR
Recvd: 11/24/04 11:40 2pgs
Fees:13.00 Taxes:839.90

20041124-0140981

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $227,000.00. Julie O'Connor Affiant Subscribed and sworn to before me, this 23rd day of November, 2004. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Julie O'Connor 1025 Morrisey Court Nashville, TN 37221	Chase Manhattan Mortgage 4473 Lebanon Pike Hermitage, TN 37076	142-13B-15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID P. GARDINER AND WIFE, IRENE M. GARDINER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JULIE O'CONNOR, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 183 as shown on the Final Plat of Riverside, Phase 4-B, of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to David P. Gardiner and wife, Irene M. Gardiner by deed from Rochford Realty & Construction Co., Inc., a Tennessee corporation, of record as Instrument No. 200005150048932, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee.

2. Declaration of Easements and Restrictive Covenants of record in Book 7405, page 780, Register's Office for Davidson County, Tennessee.

3. Rights of others in and to the common areas.

This is improved property known as 1025 Morrisey Court, Nashville, TN 37221.

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 we covenant with the said Grantee 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS our hands this 23rd day of November, 2004.

David P. Gardiner

Irene M. Gardiner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID P. GARDINER AND IRENE M. GARDINER**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of November, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007