Prepared by and Recording Requested by:
Cecil Smith & Associates, PC
6799 Great Oaks Road, Suite 110
Memphis, TN 38138

Davidson County DEEDWARR
Recvd: 12/20/04 14:18 3pgs
Fees:17.00 Taxes:0.00
20041220-0151102

Map 160-4 Parcel # 81

WARRANTY DEED

Owner & Property Address:	*	Mail Tax Statement to:
JEANNE K. GARDINER,	*	Jeanne K. Gardiner
TRUSTEE OF THE JEANNE K. GARDINER	*	5213 Stallworth Drive
REVOCABLE LIVING TRUST	*	Nashville, TN 37220
5213 Stallworth Drive	*	
Nashville, TN 37220	*	

The GRANTOR, JEANNE K. GARDINER for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

JEANNE K. GARDINER, Trustee of the JEANNE K. GARDINER REVOCABLE LIVING TRUST, dated November 11, 2004.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

BEING Lot No. 1112 on the Plan of Brentwood Hall, Section 11, as of record in Book 2331, page 134, Register's Office, Davidson County, Tennessee.

SAID Lot No. 1112 fronts 70 feet on the east side of Stallworth Drive and extends back 243.4 feet on the northerly line and 242.9 feet on the southerly line, to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to ROBERT M. GARDINER and wife, JEANNE K. GARDINER by Warranty Deed recorded in Deed Book 4687, Page 312 in the Register's Office of Davidson County, Tennessee.

The said ROBERT M. GARDINER is now deceased and title having vested in JEANNE K. GARDINER as surviving tenant by the entireties.

This conveyance is made subject to restrictions of record in Book 2543, page 155, said Register's Office.

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 Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustee or any Successor Trustees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 11th day of November, 2004 by the undersigned.

Jeanne K. Gardiner

JEANNE K. GARDINER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JEANNE K. GARDINER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 11th day of November, 2004.

C. SMITH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 9/17/

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Jeanne K Gardiner

JEANNE K. GARDINER, AFFIANT

Subscribed and sworn to before me this 11th day of November, 2004.

C Smith

NOTARY PUBLIC

My Commission Expires: 9/17/08

C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN