FILE BOX 4

WARRANTY DEED

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

Davidson County DEEDWARR
Recvd: 02/07/05 11:39 2 pgs
Fees:13.00 Taxes:203.13

20050207-0014006

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2005

Notary Public: ~~Patricia Nicholls~~ Anita Lester

MY COMMISSION EXPIRES: ~~04/24/09~~ 1/26/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carla D. Gardner	NEW OWNER	Map 80
100 Cavalier Drive		Group 8
Hendersonville, TN 37075		Parcel 39

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

The Emma K. Renick Family Partnership

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Carla D. Gardner, unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 319, on the Plan of Bordeaux Gardens, Section One, of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to The Emma K. Renick Family Partnership, a Tennessee Limited Partnership, by Quitclaim Deed from Emma K. Renick, Trustee U/A/D February 25, 1997, of the Renick Joint Revocable Living Trust of record in Book 11199, Page 418, said Register's Office. See also Quitclaim Deed of record in Book 10377, Page 977, and deed of record in Book 9503, Page 435, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3465, Page 403, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 91, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3223 Crowe Drive, Nashville, TN 37218

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 hand this 4th day of February, 2005.

The Emma K. Renick Family Partnership

BY: William L. Renick, Jr., General Partner

BY: Nancy R. Lacy, General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William L. Renick and Nancy R. Lacy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the General Partners respectively of the The Emma K. Renick Family Partnership the within named bargainer, and that he/she as such General Partners being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the said William L. Renick and Nancy R. Lacy as such General Partners.

Witness my hand and official seal at office at Nashville, TN on this the 4th day of February, 2006.

My Commission Expires: 01/24/09

Notary Public

