Dav. Co. File Box 14-A
jtc file no. 17800-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2005.

Notary Public

My Commission Expires: 3/25/06

DEBORAH H. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/27/05 09:22 2 pgs
Fees:13.00 Taxes:331.15
20050427-0046661

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ryan Gardenhire
901 Broadmoor Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

MAP-PARCEL NUMBERS:
Map/Parcel: 061-07-0-030.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tommy Sidwell, married** hereinafter referred to as Grantors, hereby transfers and conveys to **Ryan Gardenhire, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of "Broadmoor" Section 2 of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tommy Sidwell, married, by special warranty deed from JPMorgan Chase Bank, as Trustee, of record in Instrument No. 20050105-0001957, Register's Office for Davidson County, Tennessee, dated December 22, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee.

2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 901 Broadmoor Drive, Nashville, Tennessee 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 25th day of April, 2005.

Tommy Sidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Sidwell, married, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2005.

Notary Public

My Commission Expires: 3/25/06

