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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24104-04-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $209,000.00. Affiant Subscribed and sworn to before me this 29th day of April, 2005. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Wade R. Hargrove 3026 Beechnut Court Antioch, CA 94509	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.128.15-0 Parcel No. 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary M. Carden and wife, Lynn A. Carden**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wade R. Hargrove, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 897 Stirrup Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2005.

Gary M. Carden

Lynn A. Carden, BY: Gary M. Carden, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gary M. Carden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29th day of April, 2005.

Notary Public

My Commission Expires: My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary M. Carden,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Lynn A. Carden** and is authorized by the said **Lynn A. Carden** to execute this instrument on HER behalf.

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand, at Office, this 29th day of April, 2005.

My commission expires: _____ Notary Public

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/12/05 14:18 2 pgs
Fees:13.00 Taxes:773.30

20050512-0053846

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 347 on the Plan of Walnut Hill Manor, Section 2, as of record in Plat Book 4660, page 94, amended in Book 5217, page 694, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Gary M. Carden and wife, Lynn A. Carden by Deed dated August 9, 1982 from I. Dyke Tatum of record in Book 5919, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 4660, page 94, amended in Book 5217, page 694, Register's Office for Davidson County, Tennessee.