WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 128,000.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 24 day of MAY, 2005.

NOTARY PUBLIC
My Commission Expires: 3-22-08

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/15/05 13:50 2 pgs
Fees:13.00 Taxes:473.60

20050615-0068523

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#05050001

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Richard C. Gardner, & Karen S. Gardner 2252 Riverway Drive Old Hickory, TN. 37138	New Owner	53-06-0 - B / 122.00 CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Richard C. Gardner and, Karen S. Gardner, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **K. LANE SCOGGIN**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

RICHARD GARDNER and wife, **KAREN GARDNER**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in DAVIDSON County, Tennessee, described as follows, to-wit:

Being Lot No. 223 on the Plan of Phase 4B, Waterford Subdivision, as of record in Book 7900, page 770, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to K. Lane Scoggin, unmarried, by deed from W.L. Bainbridge, Inc. of record in Book 9543, page 551, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.
Sewer Easement of Record in Book 1717, page 30; Right of Way Easement in Book 2024, page 225; Easements, Covenants, Conditions, and Restrictions of record in Book 8694, page 216, as amended in Book 8699, page 462, and Book 9432, page 988; Charter of Waterford Community Association, Inc. of record in Book 8711, page 701; By-Laws of Waterford Community Association, Inc. of record in Book 8715, page 583; Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 8715, page 590, and Book 9393, page 831, and Book 9393, page 833, all references in Register's Office for Davidson County, Tennessee .

This is improved property known as: 2252 Riverway Dr, Old Hickory, TN. 37138.

Witness my hand this 24th day of MAY, 2005.

K. Lane Scoggin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV a Notary Public in and for said County and State, the within named K. Lane Scoggin - Un Married the bargainor(s), 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 and official seal at Rivergate, Tennessee this 24 day of MAY, 2005.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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WARRANTY DEED

From: *K. Lane Scoggin*
unmarried

To: *Richard C. Gardner*
and wife,
Karen S. Gardner

Property:

2252 Riverway Dr
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

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