RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/15/05 14:00 2 pg
Fees:13.00 Taxes:486.55
20050615-0068547

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2005.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 9/30/06

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES STIMSON 5936 New Hope Court Hermitage, TN 37076	Same as new owner	MAP 98-5 PARCEL 35.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY ONE THOUSAND FIVE HUNDRED and NO/100 ($131,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **GARNETT LEE GARDNER, JR. and wife, CAROLYN JONES GARDNER,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **JAMES STIMSON, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 153 on the Plan of Lake Park, Section V, of record in Book 4660, page 198, Register's Office for Davidson County, Tennessee.

SAID Lot No. 153 fronts 49.18' on the North side of New Hope Court and runs back 153.95' on the west line and 156.43' on the East line to a broken rear line on which it measures 195.00'.

Being the same property conveyed to Garnett Lee gardner, Jr and wife, Carolyn Jones Gardner by Warranty Deed from Ronald P. Shields, of record in Book 7171, page 871, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record Book 4660, page 198, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 5936 New Hope Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 26th day of May, 2005.

GARNETT LEE GARDNER, JR.

CAROLYN JONES GARDNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Garnett Lee Gardner, Jr and wife, Carolyn Jones Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of May, 2005.

Notary Public

My commission expires:

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE