This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #17199.2005

Davidson County DEEDWARR
Recvd: 08/24/05 09:30 2 pgs
Fees:13.00 Taxes:862.10
20050824-0100880

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

NEW OWNER:
Thomas W. Gauger
Lori A. Gauger
703 Clematis Drive
Nashville, TN 37205

SEND TAX BILL TO:
Same

MAP & PARCEL:
115 02 0 080.00

WARRANTY DEED

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, I, **Anne H. Lawrence, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Thomas W. Gauger and wife, Lori A. Gauger**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 146 on the Plan of Crest Meade Subdivision, Section III, as of record in Book 2331, Page 150, Register's Office of Davidson County, Tennessee.

Said Lot No. 146 fronts 228.8 feet on the westerly side of Clematis Drive and runs back between converging lines 332.1 feet on the northerly line and 369 feet on the southerly line to a point.

Being the same property conveyed to Anne H. Lawrence by Quitclaim Deed from Thomas P. Lawrence of record in Book 5071, Page 426, Register's Office of Davidson County, Tennessee and further being the same property conveyed to Thomas P. Lawrence and wife, Anne H. Lawrence by Deed of record in Book 4809, Page 98, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2005 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Restrictive Covenants of record in Book 2602, Page 129, said Register's Office.
5. Subject to any and all notes and matters on the Plan of record in Plat Book 2331, Page 150, said Register's Office.

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 COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is

unencumbered, unless otherwise herein set out;

AND I 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.

This ( ) unimproved (XX) improved property is known as:

703 Clematis Drive, Nashville, Tennessee 37205

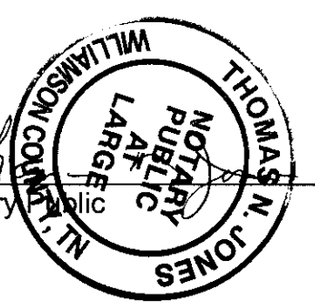
Witness our hands this 22nd day of August, 2005.

Anne H. Lawrence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Anne H. Lawrence the within named bargainors with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22nd day of August, 2005.



Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $233,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 22nd day of August, 2005.



Notary Public

My Commission Expires: 1/24/06