Davidson County DEEDWARR
Recvd: 08/26/05 14:27 2 pgs
Fees:13.00 Taxes:484.70

20050826-0102557

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Andria Caruthers**
Address **1975 Nashboro Blvd**
City/State/Zip **Nashville, TN 37217**

SEND TAX BILLS TO:
Name **CTX Mortgage Company**
Address **P.O. Box 650269**
City/State/Zip **Dallas, TX. 75265-0269**

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Gallardia Properties LLC ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Andria Caruthers, An Unmarried Woman and Reginald K. Caruthers and wife, Victoria Caruthers, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 12 on the Plan of a Horizontal Property Regime Plat, Nashboro Village-Tract 13, of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Vastland Nashboro Development, LLC., by Special Warranty Deed from WDN Properties, Ltd., dated May 3, 2002, of record in Instrument No. 20020507-0056328,and further conveyed to Gallardia Properties, LLC., by Quit Claim Deed dated May 10, 2005, of record in Instrument No. 20050310-0026675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 135 Group 12C Parcel 12CO

This is improved property known as: 1975 Nashboro Blvd, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **19th** day of **August, 2005.**

Gallardia Properties LLC

By: Mack H. McClung, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, Mack H. McClung, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager of Gallardia Properties LLC, the within named bargainor, a Limited Liability Company, and that such Mack H. McClung, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

WITNESS MY HAND and official seal at office this **19th** day of **August, 2005.**

C. M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission expires: _____

Notary Public

SMS Vision Form SDD01TN Rev. 07/08/05

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

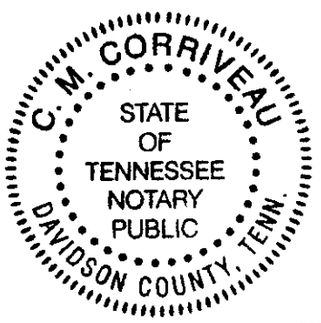
The actual consideration or value whichever is greater, for this transfer is **$131,000.00**

Affiant

Subscribed and sworn to before me, this the 19th day of August,2005.

My commission expires:

Notary Public - Register



My Commission Expires MAR. 21, 2009