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. 24757-09-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $321,500.00. Affiant Subscribed and sworn to before me this 30th day of September, 2005. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Mark A. Gardner 1116 Woodvale Drive Nashville, TN 37204	**Send Tax Bills To:** AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map No.131.04-0 Parcel No. 120.00

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, **George E. Tiller, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark A. Gardner, 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 1116 Woodvale Drive, Nashville, Tennessee 37204

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 30th day of September, 2005.

George E. Tiller

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Tiller**, 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 30th day of September, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/07/05 15:03 2 pgs
Fees:13.00 Taxes:1189.55
20051007-0121696

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 and the westerly 2 feet of Lot No. 20 of Block No. 17 on the Plan of College Park, of record in Book 843, page 29, Register's Office for said County, as follows:

Said Lot 21 and the westerly 2 feet of Lot 20 of Block 17 adjoin and front together 62 feet on the northerly margin of Woodvale Drive and extends back 162.2 feet on the easterly line and 156.1 feet on the westerly line to a dead line in the rear, measuring 60.9 feet thereon.

Being the same property conveyed to George E. Tiller by deed dated May 25, 2001 from Janice Routon Mitchell, unmarried, of record in Instrument 20010529-0055364, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been paid by the Grantor and prorated by the parties; and
2. All matters appearing on the Plan of record as Book 843, page 29, Register's Office for Davidson County, Tennessee.