Davidson County DEEDWARR
Recvd: 11/02/05 08:38 2 pgs
Fees:13.00 Taxes:656.75

20051102-0132248

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$177,500.00**
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27th day of October, 2005.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Gardner 1705 Enclave Circle Nashville, TN 37211	New Owner	Map 161-06 Parcel 40

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, we,

Jennifer C. Oswalt, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Nicole Gardner, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 115 ON THE PLAN OF HUNTINGTON PARK, SECTION 1, OF RECORD IN BOOK 4175, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 115 FRONTS 98.0 FEET ON THE EASTERLY MARGIN OF ASHLEY DRIVE AND EXTENDS BACK 120.5 FEET ON THE NORTHERLY LINE AND 160.0 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 78.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER C. OSWALT BY DEED FROM PEGGY DEAN HYMAN, UNMARRIED, DATED AUGUST 31, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000905-0087370, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4225, Page 778, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 5134 Ashley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we are 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; and we do 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.

Witness my hand(s) this 27th day of October, 2005.

Jennifer C. Oswalt

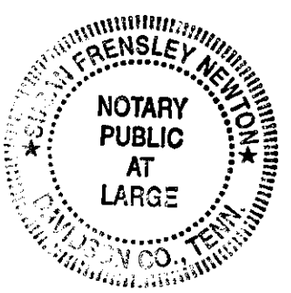
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jennifer C. Oswalt, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076