This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 162-10-0
PARCEL: 082.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
James Gardner unmarried
516 Janice Drive
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 01/05/06 14:44 2 pgs
Fees:13.00 Taxes:510.60
20060105-0001712

WARRANTY DEED

THIS INDENTURE, made this 30th day of December, 2005 between

Jimmy Gardner and wife, Gloria Gardner

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

James Gardner unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Brookview Estates, Section 1, as of record in Book 4460, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 85.0 feet on the Westerly side of Janice Drive and runs back between parallel lines 120.0 feet to a dead line in the rear measuring 85.0 feet thereon.

This being the same property conveyed to Jimmy Gardner and wife, Gloria Gardner by Special Warranty Deed dated 7/23/0003 from Deutsche Bank National Trust Company fka Bankers Trust Company of Califonia N.A., as Custodian or Trustee of record in Instrument Number 20030812-0114878, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jimmy Gardner **Gloria Gardner**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmy Gardner and wife, Gloria Gardner the within named bargainor(s), with whom I am personally acquainted (or 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 and official seal at office this 30th day of December,2005

Notary

My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $138,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of December, 2005

Notary Public

My Commission Expires: 9/30/06