Send Tax Statements To:
New Owner

Name and Address of New Owner:
Carla Gardner
2218 Albion Street
Nashville, TN 37208

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Map 092-03-0-150.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **JAQUELINE GOLDSMITH, (f/k/a JAQUELINE JONES), married,** has this day bargained and sold and does hereby transfer and convey unto, **CARLA GARDNER,** unmarried, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 12, Map of Subdivision of West Part of Lot No. 2, In Subdivision of the Harding-Lytle Tract, according to plat and survey of record in Plat Book 974, page 52, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Jaqueline Jones, married, by deed from Mike Maitland, unmarried, dated October 22, 2004, appearing of record in Instrument Number 20041102-0132077, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to; and to any and all matters shown on said plat and survey of record in Plat Book 974, page 52; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **CARLA GARDNER,** unmarried, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Davidson County DEEDWARR
Recvd: 01/06/06 08:30 2 pgs
Fees:13.00 Taxes:231.25
20060106-0001924

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30 day of December, 2005.

Jaqueline Goldsmith
Jacqueline Goldsmith
Christopher Goldsmith
Christopher Goldsmith

(fka) Jaqueline Jones
Jacqueline Jones

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Jaqueline Goldsmith, (fka) Jaqueline Jones,** & Christopher Goldsmith **married**, the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 30 day of December 2005.

Darlene Snell
NOTARY PUBLIC

DARLENE SNELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires:
2/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kenara Coone
AFFIANT

SWORN to and subscribed before me,
this the 30 day of December, 2005.

Darlene Snell
NOTARY PUBLIC
My Commission Expires:
2/24/09

DARLENE SNELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY