BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/06 11:00 2 pgs
Fees:13.00 Taxes:443.63

20060410-0040956

C#19638-2

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 119,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF APRIL, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 30, 2007

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 370
file # 06-01360 SOLOMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kristin E. Solomon	SunTrust Mortgage, Inc.	MAP:
362 Summit Ridge Circle	P. O. Box 79041	Parcel:131-05B-362.00 CO
Nashville, TN 37215	Baltimore, MD 21279-0041	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL A. GARDNER, AND WIFE, VIRGINIA S. GARDNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KRISTIN E. SOLOMON, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 362 Summit Ridge Circle, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 7th day of April, 2006.

Michael A. Gardner

Virginia S. Gardner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL A. GARDNER AND VIRGINIA S. GARDNER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 7th day of April, 2006.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 362 of the Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Four Seasons Condominiums, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6841, Page 376, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Four Seasons Condominiums, as shown on Exhibit "D" to the Master Deed of record in Book 6841, Page 349, and the Plan of record in Book 5050, Page 30, said Register's Office, for a more complete identification and description of such Unit.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. GARDNER AND SPOUSE, VIRGINIA S. GARDNER BY WARRANTY DEED FROM IRWIN ROSS AND SPOUSE, ELLEN N. ROSS, RECORDED ON THE 4TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040804-0093509, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.