Return to: First Title and Escrow Company,Inc.
File Number 25621 Box 9B

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/11/06 13:42 3 pgs
Fees:18.00 Taxes:1230.99
20060711-0083232

SEND TAX BILLS TO:
Wells Fargo Bank
7185 Vista Drive
West Des Moines, Iowa 50266

MAP PARCEL NUMBERS
Map & Parcel No.: 180-3-A-87.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of June, **2006**, by and between **Andrei Thacker and Robin Thacker, husband and wife**, party of the first part, and **Patricia M. Gardner, Unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **$332,700.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Andrei Thacker
Andrei Thacker

Robin Thacker
Robin Thacker

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrei Thacker and Robin Thacker, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of June, 2006.

My commission expires 2/27/10

Christy D. Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$332,700.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30 day of June, **2006**.

Christina M. Read
Notary Public

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

PROPERTY ADDRESS:
808 Holt Grove Court
Nashville, TN 37211

Name and Address of New Owner:
Patricia M. Gardner
808 Holt Grove Ct.
Nashville, TN 37211

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Section 2B Stone Creek Park, as of record in Plat Book 9700, pages 793 and 794, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Andrei Thacker and wife, Robin Thacker by Warranty Deed dated October 25, 2001 from Drees Premier Homes, Inc. of record in Instrument No. 20011107-0122294, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Stone Creek Park Homeowners Association, Inc. of record in Book 10324, page 365, and amended in Instrument No. 20010719-0076875, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Stone Creek Park Subdivision Homeowner's Association of record in Book 10763, page 909 and Instrument No. 20040719-0085622, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Stone Creek Park Homeowners Association, Inc. of record in Book 10324, page 358, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 793 and 794, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 9700, page 266, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 9700, page 652, Register's Office for Davidson County, Tennessee.
8. Easement for water use of record in Book 6068, page 119, Register's Office for Davidson County, Tennessee.
9. Easement for water mains and appurtenances of record in Book 6218, page 199, Register's Office for Davidson County, Tennessee.
10. Easement for encroachment of record in Book 10487, page 632, Register's Office for Davidson County, Tennessee.
11. Easement Agreement of record in Book 10716, page 596, Register's Office for Davidson County, Tennessee.