Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/19/06 13:39 2 pgs
Fees:13.00 Taxes:481.00

20060719-0087125

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 17th day of July, 2006.

Notary Public
My commission expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

02-0606-44951

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert B. Gardner 038.00CO 905 Winchester Pass Antioch TN 37013	Wells Fargo Bank, NA #708 3480 Stateview Blvd. MACX7802-019 Ft. Mill, SC 29715	151-10-0-A-

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ventres Malinke, an unmarried woman, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Robert B. Gardner and wife, Jennifer W. Gardner, hereinafter called the Grantees, their successors 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. 57, on the Plan of Phase I, Villages of Long Hunter P.U.D., of record in Instrument No. 20010123-0006894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ventres Malinke by deed from Ole South Properties, Inc., dated October 30, 2001, recorded November 1, 2001, of record in Instrument No. 20011101-0119316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 905 Winchester Pass, Antioch, TN 37013

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 17th day of July, 2006.

Ventres Malinke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ventres Malinke and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of July, 2006.

~~State~~ of Tennessee at Large

My Commission expires
1/23/10

