Davidson County DEEDWARR
Recvd: 09/19/06 10:02 2 pgs
Fees:13.00 Taxes:369.63
20060919-0115729

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Deane Gardner	SunTrust Mortgage, Inc.	108-07-0-B-133.00
227 Timberway Drive	901 Semmes Avenue	
Nashville, TN 37214	Richmond, VA 23224	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Christopher Organ, married**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Deane Gardner, unmarried**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson county, TN, described as Unit 133, Timber Lake Condominium, a Condominium, a Horizontal Property Regime, located on Timberway Drive, Davidson County, TN, as shown on the plat of Timber Lake Condominium, Condominium apartments, recorded in Plat Book 5200, page 342 and Book 6250, page 219, said Register's Office, and described in Master Deed recorded in Book 6549, page 475, as clarified in Book 6561, page 141 and corrected in Book 7153, page 617, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Michael Christopher Organ, unmarried from Joseph Wesley Greathouse, married by deed dated 3/4/03 of record in Instrument No. 20030307-0030396, said Register's Office.

This is improved property known as: 227 Timberway Drive, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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;

and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 8th day of September, 2006.

Michael Christopher Organ

Michelle Organ***

***Michelle Organ joins in this instrument to convey any and all interest she may have due to marital status.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Michael Christopher Organ and Michelle Organ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 8th day of September, 2006.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $99,900.00.

AFFIANT

Subscribed and sworn to before me this 8th day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY