THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
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Telephone (615) 790-2444
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $490,000.00.

Terri D. Jackson
Affiant

Sworn to and subscribed before me this 30th day of October, 2006.

Pam McBroom
Notary Public

My Commission Expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Lawrence D. Maples and Mary J. Maples	1012 Cherry Blossum Court	Owner	131 060 H
1012 Cherry Blossum Court	Nashville, TN 37215		041.00CO
Nashville, TN 37215			

Davidson County DEEDWARR
Recvd: 11/01/06 10:19 2 pgs
Fees:13.00 Taxes:1813.00
20061101-0135520

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Ninety Thousand and 00/100 Dollars ($490,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **JEFFREY C. GARDNER and CHRISTY ELLEN GARDNER, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **LAWRENCE D. MAPLES and MARY J. MAPLES, husband and wife** (Grantees), their heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, BEING Lot No. 45 on the Plan of Villages of Cherry Glen, Phase 3, of record in Plat Book 9700, Page 451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> BEING the same property conveyed to Jeffrey C. Gardner and wife, Christy Ellen Gardner, by Warranty Deed dated June 30, 2000 from James Thomas Smith and wife, Margene E. Smith, of record in Instrument No. 20000710-0068013, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2006 which have been prorated between the parties, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

This real property is also subject to the following:

1. Those matters set forth on the Plan of record in Book 9700, Page 451,

Register's Office for Davidson County, Tennessee;

2. The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, Page 522 and as amended in Book 9882, Page 739; Book 10318, Page 92; Book 10594, Page 695; Book 11186, Page 932; Book 11323, Page 274; and Instrument No. 20011206-0134252; No. 20011206-0134254; 20011206-0134255 and 20011206-0134256, Register's Office for Davidson County, Tennessee;

3. Charter of Village of Cherry Glen of record in Book 9983, Page 930, Register's Office for Davidson County, Tennessee; and

4. By-Laws of Village of Cherry Glen of record in Instrument No. 200002040011736 and as amended and restated by Instrument No. 200003240030195, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30 day of October, 2006.

JEFFREY C. GARDNER

CHRISTY ELLEN GARDNER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Jeffrey C. Gardner and Christy Ellen Gardner, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS our hands and official seal at Franklin, Tennessee, this the 30 day of October, 2006.

NOTARY PUBLIC

My Commission Expires:

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009