Box 8

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $449,000.00

Affiant

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

Notary Public
My commission expires: 3/20/2010

Davidson County DEEDWARR
Recvd: 11/20/06 13:42 2 pgs
Fees:13.00 Taxes:1661.30

20061120-0143725

03-0611-34221

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Gardner	SunTrust Mortgage Inc	145-09-0-060
5845 Merrimac Court	P.O. Box 79041	
Nashville TN 37215	Baltimore, MD 21279-0041	

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, Lory E. Heron, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas Gardner and wife, Mary 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. 54, on the Plan of Tyne Valley Estates, Section 7, of record in Book 3700, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Catherine Bradshaw and Lory E. Heron by deed from Jeffrey E. Benson and spouse, Janette W. Moll, dated March 31, 1997, recorded April 3, 1997, of record in Book 10404, Page 164, Register's Office for Davidson County, Tennessee.

Mary Catherine Bradshaw conveyed her interest in subject property to Lory E. Heron by quitclaim deed dated November 22, 2004, recorded December 1, 2004, of record in Instrument No. 20041201-0143170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700, Page 9, said Register's Office, which Plan shows a minimum building setback line to be determined by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the real line of said lot. And a 2.5 X 30 foot utility anchor easement located on the northeasterly and southeasterly front corner of said lot.

This property is improved property known as 5845 Merrimac Court, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our 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 November, 2006.

Lory E. Heron

Lory E. Heron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 17th day of November, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

