Davidson County DEEDWARR
Recvd: 08/16/07 15:44 2 pgs
Fees:13.00 Taxes:736.30

20070816-0098224

WARRANTY DEED

Prepared By and Return to:
Trustland Title & Escrow
1720 West End Ave. #400
Nashville, TN 37203
Drop Box 32

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires OCT 2, 2010

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of August, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
TIMOTHY W. ELIZER and AMANDA S. WALLER-ELIZER	First Horizon Home Loans	126-15-B
(NAME) 8209 Boone Trace	(NAME) Mail COde TMS P. O. Box 630148	289.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **GERALD GARDINER and LISA GARDINER, Husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY W. ELIZER and AMANDA S. WALLER-ELIZER, Husband and wife**, hereinafter called the Grantee(s), their heirs 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. 69, on the Plan of Section Four, Lexington Point Subdivision, of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to GERALD GARDINER ANL LISA GARDINER, HUSBAND AND WIFE, by Deed from BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, of record in Instrument No. 20021004-0121180, dated September 25, 2002, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Lexington Point, of record in Instrument No. 2000101-0103445 and made applicable in Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved property known as: 8209 Boone Trace, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 15th day of August, 2007.

GERALD GARDINER

LISA GARDINER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GERALD GARDINER and LISA GARDINER**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON