Davidson County DEEDWARR
Recvd: 03/07/08 12:08 2 pgs
Fees:13.00 Taxes:259.00

20080307-0023238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $70,000.00 (Seventy Thousand).

Leanne B. Adams
AFFIANT

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed to and sworn before me this 22nd day of February, 2008.

C. Loy Carney
NOTARY PUBLIC MY COMMISSION EXPIRES:

My Commission Expires SEPT. 20, 2008

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Leanne B. Adams and Philip D. Adams 500 Westcrest Court Antioch, TN 37013	Countrywide Bank, FSB 801 Crescent Center Drive, Suite 510 Franklin, TN 37067	093-01-0-A-224.00

WARRANTY DEED

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, I/WE, **KENNETH D. GARNER AND WIFE, PEGGY W. GARNER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LEANNE B. ADAMS AND PHILIP D. ADAMS, WIFE AND HUSBAND,** 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 UNIT No. 915 on the plan of Capitol Towers, according to the Master Deed of record in Book 8607, page 417, as amended in book 11072, page 626, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 7900, page 345 amended in Book 9700, page 682, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth D. Garner and wife, Peggy W. Garner by Deed of record in Book 9437, Page 185, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **510 GAY STREET UNIT 915** **NASHVILLE,,TN37219**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number:

GTE File: 2008

WITNESS, this 22nd day of February, 2008

Kenneth D. Garner

Peggy W. Garner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of February, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenneth D. Garner and Peggy W. Garner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 22nd day of February, 2008.

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

LTSR Number:

GTE File: 2008