Prepared by & Return To:
Duke Title & Escrow, Inc.
1086 Kathryn Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/19/08 13:00 2 pgs
Fees:13.00 Taxes:111.00
20081219-0121501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, for this transfer, whichever is greater, is $30,000.00

Phyllis Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF December, 2008.

Notary Public
Commission Exp: 3-27-11

TAMIRA W. DUKE
NOTARY PUBLIC
TENNESSEE
WILSON COUNTY

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL
Phyllis Gardner	Regions Mortgage	MAP 072-11-0
Tony Gardner	P.O. Box 2153	PARCEL 001.00
1427 Huffine Street	Birmingham, AL 35287	
Nashville, TN 37216		

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 Walter Pope, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis Gardner and Tony Gardner, Wife and Husband, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson county, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on an unrecorded Map of the Young Heirs' Subdivision, in the 11th Civil District being a subdivision of Lots 25 to 29, both inclusive of the Keller Subdivision, of record in Book 421, page 86, Register's Office for said county, and described according to a survey made by John Kohl, Surveyor, on August 23, 1968, as follows:

Beginning at a point in the westerly margin of Huffine Street, running north and south, the common corner of Lots Nos. 18 and 19, thence southerly along the westerly margin of said Street, 83.3 feet to a concrete monument at the beginning of a curve; thence around said curve having a radius of 20 feet, a distance of 27.9 feet to a concrete monument in the north margin of Huffine Street, running east and west; thence westwardly along the margin of said street, 163.5 feet to the common corner of Lots Nos. 17 and 18; thence northerly with the line between Lots Nos. 17 and 18, 94.05 feet to the common corner of Lots Nos. 18 and 19; thence eastwardly with the line between said lots 192.9 feet to the point of beginning.

Being the same property conveyed to Walter Pope, by Warranty Deed from Aubrey Moore and Reginald Moore, dated March 11, 1997 and recorded March 12, 1997 in Book 10377, page 572, Register's Office for Davidson county, Tennessee.

This is improved property known as 1427 Huffine Street, Nashville, Tennessee 37216.
MAP 072-11-0 PARCEL 001.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2009 and thereafter.

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, Except for exceptions number 4 and 5 listed above; 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. 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/our hand(s) this 17th day of December, 2008.

Walter L. Pope

Walter Pope

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter Pope, 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 person described in and who executed the foregoing instrument, and acknowledged the same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee , this 17th day of December, 2008.

Commission Expires: 3-27-11

Laura W. Duke

Notary Public

Commission Expires:

LAURA W. DUKE
NOTARY PUBLIC
WILSON COUNTY