RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

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 ~~$339,500.00~~ $339,500.00

Affiant

Subscribed and sworn to before me this 2nd day of September, 2009.

Notary Public
My commission expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

03-0906-36032

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Edwin K. Gardner	Mortgage Research Center, LLC	141-12-0-E-038
7352 River Bend Road	dba VAMortgageCenter.com	
Nashville TN 37221	2101 Chapel Plaza Ct #107 Columbia, MO 65203	

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, **Elden A. Hale, Jr. and wife, Nancy S. Hale**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Edwin K. Gardner and wife, Tammy L. 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. 36, on the Plan of Harpeth Crest Subdivision, Phase II, of record in Instrument No. 20020403-0040556, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elden A. Hale, Jr. and wife, Nancy S. Hale, by deed from Drees Premier Homes, Inc., an Ohio Corporation, dated November 14, 2005, recorded November 16, 2005 in Instrument No. 20051116-0138451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7352 River Bend Road, Nashville, TN 37221

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.

BILL GARRETT, Davidson County
Trans: T20090062297 DEEDWARR
Recvd: 09/11/09 09:19 2 pgs
Fees: 13.00 Taxes: 1256.15
20090911-0085035

WITNESS my hand this 2nd day of September 2009.

Elden A. Hale, Jr.

Nancy S. Hale By Elden A. Hale

By: Elden A. Hale, Jr., her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 2nd day of September, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

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 **Elden A. Hale, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **attorney in fact for Nancy S. Hale** and that he is authorized by Nancy S. Hale to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN, this 2nd day of September, 2009.

Diane K. Mann
State of Tennessee at Large

My commission expires: 02/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN