THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20100022163 DEEDWARR
Recvd: 04/14/10 12:24 2 pgs
Fees:13.00 Taxes:1032.30
20100414-0028157

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
DAVID A GARDNER	SAME	033050A00400CO
1293 CAMPBELL ROAD		
GOODLETTSVILLE, TENNESSEE 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Troy H Phelan, a married man and Stephen M Pearson, an unmarried man as tenants in common with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David A Gardner and wife, Earnestine Earl Gardner and Kay F Earl, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND SITUTATED IN DAVIDSON COUNTY, TENNESSEE BEING DESCRIBED AS FOLLOWS:

BEING LOT NO. 4 ON THE REVISED PRELIMINARY AND FINAL PLAT FOR SECTION 1, DAWN BROOKE SUBDIVISION, OF RECORD IN INSTRUMENT NUMBER 200510050119998, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TROY H PHELAN, A MARRIED MAN AND STEPHEN M PEARSON, AN UNMARRIED MAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM TERRY E WILKES, A MARRIED MAN BY WARRANTY DEED DATED 1/24/2007, AND RECORDED 1/24/2007 IN INSTRUMENT #20070124-0009972, SAID REGISTER'S OFFICE. ANDREA PHELAN JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHTS SHE MAY HAVE, MARITAL OR OTHERWISE.

This is unimproved property known as: 1293 CAMPBELL ROAD, GOODLETTSVILLE, TENNESSEE 37072.

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, 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 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.

WITNESS our hands this 9TH day of APRIL, 2010.

TROY H PHELAN

STEPHEN M PEARSON

ANDREA PHELAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy H Phelan, Andrea Phelan and Stephen M Pearson, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 9TH day of APRIL, 2010.

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/24/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Ernestine Earl James
Affiant

Subscribed and sworn to before me this 9TH day of APRIL, 2010.

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02-24-14