K 2736

For and in consideration of the sum of One and no/100 - - - - - ($1.00) - *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and in order to vest title to the property hereinafter described in the grantor and the grantee, as tenants by the entirety,

I, Charles G. Gardner,

have bargained and sold, and by these presents do transfer and convey unto the said my wife, Dovie Pearl Gardner, her heirs and assigns, a one-half undivided interest in and to xxxxxxxxxxx *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the easterly 40 feet of lot No. 405 and the westerly 10 feet of lot No. 403 of Block 22, in the Charlotte Park Company's First Addition to Nashville, as of record in book 57, page 103, said Register's Office.
Said part of said lots 403 and 405 together front 50 feet on the north side of Wyoming Avenue, and run back between parallel lines, 150 feet to an alley.
A one-half interest in said property was conveyed to Lillian J. Gardner by deed from Charles G. Gardner, of record in book 2045, page 507, said Register's Office, to create an estate by the entirety, the said Lillian J. Gardner having since died.

This conveyance is made pursuant to the provisions of the laws of the State of Tennessee and for the express purpose of creating an estate by the entirety in the above described land in the said Charles G. Gardner and his wife, Dovie Pearl Gardner, so that the entire property, upon the death of either, will go to the survivor.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dovie Pearl Gardner, as aforesaid, her *heirs and assigns, forever.*

And I *do covenant with the said* Dovie Pearl Gardner, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dovie Pearl Gardner, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 28th *day of* January, *19*58, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles G. Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WADE SAIN, *a Notary Public in and for said County and State, Personally appeared before me,* Charles G. Gardner, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 28th *day of* January, *19*58.

Wade Sain *Notary Public*

Commission expires April 23, 1960.

NOTARY PUBLIC

WARRANTY DEED

FROM

Charles G. Gardner

TO

Dovie Pearl Gardner

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of ... A.D. 1958 at ... o'clock
JAMES P. WILSON, Register

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE TENNESSEE

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