BOOK 4209 PAGE 877

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Hooker Enterprises, Inc.

TO

Howard Gardner

For draftsman's use

This Instrument Prepared By:
BAILEY, EWING & DALE, Attys.
709-719 Nashville Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Howard Gardner (NAME)	Same (NAME)	Map. 60-15
		Par. 68-69
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 6 3 18 PM '68

NOTED: BOOK 118 PAGE 22e

RECORDING FEE $ 3.50

DEP. REG. _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 3,900.00 Howard Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 1968

Betty Peace
Notary Public

MY COMMISSION EXPIRES: 10-20-71

(AFFIX SEAL)

04928

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS

and other good and valuable considerations, cash in hand paid to the undersigned, Hooker Enterprises, Inc., a Tennessee corporation, receipt of which is hereby acknowledged, we, the said Hooker Enterprises, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said Howard Gardner, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 257 and 258 on the Final Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for said County, described together as follows:

BEGINNING at a point in the southerly margin of Dellway Drive at the corner of Lots Nos. 256 and 258; thence southwardly with the line between Lot 256 and Lots 257 and 258, a distance of 151 feet to the rear corner of Lots 256 and 257; thence No. 72° 15' West along the southerly line of Lot No. 257, 141 feet to a point in the easterly margin of Dickerson Pike; thence northwardly along said margin of said Pike, 109.3 feet to a point, the beginning of a curve to the right; thence northeastwardly around said curve, a distance of 30.9 feet to a point in the southerly margin of Dellway Drive; thence eastwardly with said margin of said Drive, 113.9 feet to the point of beginning.

Being the same property conveyed to Hooker Enterprises, Inc., by deed from Duke Ray and wife, Martha Dillard Ray, of record in Book 4193, page 114, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. Metro taxes for 1968.

2. The Plan of record in Book 1130, pages 92 and 93, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from both Dickerson Pike and Dellway Drive, and a 10-foot easement for public utility purposes along the south line of Lot No. 257.

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This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard Gardner, his

.....heirs and assigns, forever.

And we do covenant with the said Howard Gardner

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 as set out above.

And We, Hooker Enterprises, Inc.,

do further covenant and bind ourselves, our successors/ ~~heirs and representatives~~ and assigns, to warrant and forever defend the title to the said land to the said Howard Gardner, his

.....heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 31st day of January, 1968

HOOKER ENTERPRISES, INC.

By William Hume Barr

Secretary-Treasurer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that .....executed the within instrument for the purposes therein contained. ....

Witness my hand and official seal at .....,

Tennessee, this .....day of ....., 19

STATE TAX $ 101.40
PROBATE .50
TOTAL $ 101.90

....., Notary Public.

Commission expires .....

FEB 6 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Susan M. Comstock, a Notary Public of the State and County aforesaid, personally appeared WILLIAM HUME BARR,

with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary-Treasurer of the HOOKER ENTERPRISES, INC.,

the within named bargainor, a corporation, and that he as such Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by singing the name of the corporation by himself as Secretary-Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee,

this 31st day of January, 19 68.

Susan M. Comstock, Notary Public.

Commission expires 31 October 1971.