Instrument Prepared By: James H. [illegible] Ky., [illegible] n [illegible], [illegible], [illegible] nn.
Tax Statement to: Lovell & Malone, Inc. 336 4th Ave.,North, Nashville, Tennessee.

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

Map 72-7
Par. 198 pw

For and in consideration of the sum of $10.00 -

TEN-AND-NO/100 - DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the Grantees will assume and agree to pay the unpaid balance of a lien, secured by a deed of trust payable to Lovell & Malone, Inc. which the Grantees do assume and agree to pay as part of the purchase price for the premises conveyed hereinafter,

We, Walter Irwin, Jr. and wife, Hazel Marie Irwin

_____ have bargained and sold, and by these presents do transfer and convey unto the said James Gardner and wife, Esther Gardner

their _____ heirs 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. 20 on the Plan of Young's Subdivision of Lots 25 to 29, inclusive, on Keller's Subdivision of the Maxey Home Place and tract between Litton Avenue and McGavock Pike, shown on and described according to a Revised Plat made March 20, 1949 by Harvey Gee, as follows:
BEGINNING on the westerly margin of Huffine Street at the corner of Lots 20 and 21; thence westerly with the line between said lots, 218.9 feet; thence south 18° 31' west 101.7 feet to a monument in the rear line of Lot No. 17; thence easterly along the rear line of Lot No. 17 and the noryh line of Lot No. 19, 232.8 feet to the westerly margin of Huffine Street; thence north with said Street, 50 feet to the point of beginning.
(This tract is improved and is known as 1431 Huffine St., Nashville, Temessee.)
Being the same property conveyed to Walter Irwin, Jr., and wife, Hazel Marie Irwin, by deed from Thomas Alton Bassham and wife, Dorothy E. Bassham as of record in Book 3977, page 356, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Gardner and wife, Esther Gardner

their _____ heirs and assigns, forever.

And we do covenant with the said _____

_____ 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 herein set out,

And we, Walter Irwin, Jr. and wife, Hazel Marie Irwin

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Gardner and wife, Esther Gardner

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

Witness our hands this 29th day of June, 1966

_____ x Walter Irwin Jr

_____ x Mrs Hazel M. Irwin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, James A. Hill, a Notary Public in and for said County and State, the within named Walter Irwin, Jr. and wife, Hazel Marie Irwin

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

Witness my hand and official seal at office, this 29th day of June, 1966

Commission expires April 15, 1970 James A. Hill
Notary Public

STATE OF _____
County of _____

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 office, this _____ day of _____, 19____

Commission expires _____
Notary Public

FILE LOVELL + LALONDE

WARRANTY DEED

FROM
WALTER IRWIN, JR., ET UX

TO
James Gardner and wife,
Esther Gardner

A 02092

IDENTIF. REFERENCE

JUN 18 3 44 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
Agents For
American Title & Insurance Co.
MIAMI, FLA.
FORM 51

JUN 18 68 CONV 10,750.00
JUN 18 68 S TAX A* 27.82
JUN 18 68 PRFEE A* .50
JUN 18 68 WDEED A* 3.00 * 31.32

I swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10,750.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
James A. Hill

Subscribed and sworn to before me this the 18th day of June, 196 8
Notary Public

My commission expires: 8-13-196