WARRANTY DEED

BOOK 4251 PAGE 148

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Gardner, Jr. & wife (NAME:)	Fidelity Federal Savings & Loan Asso. (NAME:)	7DA-51715
4519 Beacon Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street, Nashville, Tenn. (STREET ADDRESS)	MAP 150-11 PAR 105
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of twenty-three thousand, four hundred fifty and no/100----------($23,450.00)---------- *DOLLARS*

Cash in hand paid by James C. Gardner, Jr. and wife, Janet P. Gardner, the receipt of which is hereby acknowledged.

This Instrument Was Prepared By

Of The Law Firm of Sandon

Stahlman Building: Nashville, Tennessee

We, Gregory T. Armstrong and wife, Edna S. Armstrong

have bargained and sold, and by these presents do transfer and convey unto the said James C. Gardner, Jr. and wife, Janet P. 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 the 7th Civil District of Davidson County, Tennessee, being lot No. 6 of Block "S" on the plan of Tyne Meade, Section 4, as of record in book 1424, page 25, Register's Office for said County. Said lot No. 6 fronts 119.2 feet on the easterly side of Beacon Drive and runs back 396.37 feet on the northerly line and 431.9 feet on the southerly line to a dead line, measuring 177.83 feet thereon. Being the same real property conveyed to Gregory T. Armstrong and wife, Edna S. Armstrong by deed from Paul Latimer and wife, and recorded in book 3458, page 411, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,450.00

Affiant

Subscribed and sworn to before me, this the 12th day of July, 19 68

Alice McMahon
Notary Public

My commission expires: April 26, 1970
(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY

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

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 C. Gardner, Jr. and wife, Janet P. Gardner, their *heirs and assigns, forever.*

And we *do covenant with the said* James C. Gardner, Jr. and wife, Janet P. 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 taxes for 1968 which have been prorated and are to be assumed by purchasers.

And we, Gregory T. ARmstrong and wife, Edna S. Armstrong *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 C. Gardner, Jr. and wife, Janet P., their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* July, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gregory T. Armstrong

Edna S. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* Gregory T. Armstrong and wife, Edna S. Armstrong

*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 Nashville, *Tennessee, this* 12th *day of* July, *19* 68.

Alice M. Mahon, *Notary Public.*

Commission Expires April 26, 1970

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..... *this*.....

day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

FILED FOR REGISTRATION
DAVIDSON COUNTY, TENN.
Jul 15 2 28 PM '68
IDENTIF. REFERENCE
A 0 5 1 9 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the*.....*, the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,

this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

JUL 15 68	CONV	23,450.00			
JUL 15 68	S'TAX		A*	60.84	
JUL 15 68	PR'FEE		A*	.50	
JUL 15 68	MDEED		A*	4.50	* 65.84