BOOK 4371 PAGE 390

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Gardner, et ux		8D-33300
(NAME): [illegible]	(NAME): [illegible]	Map 77 Par 19
(STREET ADDRESS OR ROUTE NUMBER): [illegible]	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifteen Thousand Nine Hundred and No/100--

----------($15,900.00)---------- *DOLLARS*

cash in hand paid by Charles Gardner and wife, Lois Gardner, the receipt of which is hereby acknowledged,

This Instrument Was Prepared By
Delvey W. Pedigo
Of The Law Firm Pedigo & [illegible]
Stahlman Building: Nashville, Tennessee.

We, Manuel Frank Armstrong and wife, Lula Bell Armstrong
have bargained and sold, and by these presents do transfer and convey unto
the said Charles Gardner and wife, Lois Gardner, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, described as follows:
Beginning at a large elm in the south boundary line of a 25-acre tract conveyed by Adkison to L. H. Cullum by deed in book 185, page 178, Register's Office for said County; running thence with the south line of said 25-acre tract, south 88-1/2° east 48.4 poles to a hickory, being the southwest corner of a 22-acre tract conveyed to L. H. Cullum by deed in book 190, page 104, said Register's Office; running thence with the south line of said 22-acre tract, as follows: south 30° east 10 poles; south 55° east 6.12 poles; south 49-1/2° east 7.68 poles; south 54° east 8 poles; south 69° east 7.48 poles; south 75-1/4° east 7.48 poles; north 86-1/2° east 12.8 poles; north 82-3/4° east 8 poles to the southeast corner of said 22-acre tract; thence with the east line of said tract, north 4° east 8 poles to a hickory, Lovell's southwest corner; thence with Lovell's line, as follows: south 63° east 32 poles to a tan oak; south 8° east 24 poles to a small red oak and stone; south 87° east 22 poles to a stake and pointer; south 69-1/2° east 12 poles to a black oak, Lovell's south corner; thence leaving Lovell's line, and running south 1° west 22 poles to a red oak; thence south 40° west 17 poles to a hickory (gone); thence south 4° west 29 poles to a red oak; thence south 43° west 28 poles; thence south 8° west 19-1/2 poles to an elm; thence south 72° west 24-1/2 poles to a large red oak; thence north 44-1/2° west 3.28 poles to an oak; thence north 25° west 20 poles to a chestnut oak; thence north 42° west 16 poles to a red oak; thence north 22° west 11 poles to a red oak; thence north 79° west 22 poles to an oak; thence north 63° west 34 poles to a chestnut oak; thence north 78° west 14 poles to a red oak; thence north 44° west 9-1/2 poles to a white oak; thence north 1° west 24 poles to a red

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 15,900.00
Subscribed and sworn to before me this the 6th day of April 1970
Affiant
My commission expires: My Commission Expires April 21, 1971
Notary Public

oak; thence north 48° west 18 poles to a red oak; thence north 4° west 24-1/2 poles to a red oak; thence north 32° west 20 poles to a dead hickory; thence north 8-1/2° east 15 poles to an oak; thence north 38° east 15 poles to the beginning, containing 100 acres, more or less.

Together with an easement for a right-of-way as set out in the right-of-way deed from L. H. Cullum to W. Dozier, of record in book 189, page 137, Register's Office for said County.

The above description includes but excludes the right-of-way containing 1/3 of an acre, more or less, conveyed by O. H. Greer and wife, to L. H. Cullum by deed of record in book 358, page 351, said Register's Office.

Being the same property conveyed to Manuel Frank Armstrong and wife, Lula Bell Armstrong, by deed from Alva Williams, Jr., of record in book 1341, page 428, Register's Office for said 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 Charles Gardner and wife, Lois Gardner, their *heirs and assigns, forever.*

And We *do covenant with the said* Charles Gardner and wife, Lois 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.*

And We, Manuel Frank Armstrong and wife, Lula Bell 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* Charles Gardner and wife, Lois Gardner, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 8th *day of* October, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Manuel Frank Armstrong

Lula Bell Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Homer E. Willis, a Notary Public in and for said County and State, the within named Manuel Frank Armstrong and wife, Lula Bell Armstrong

the bargainors, 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 8th day of October, 1969.

Homer E. Willis, Notary Public.

Commission Expires Nov. 2, 1969

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.....

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.....

OCT-93	CONV	15,900.00				
OCT-93	S'TAX		A*	41.34		
OCT-93	PR'FEE		A*	.50		
OCT-93	W'DEED		A*	6.00	*	47.84

WARRANTY DEED

FROM

TO

A 56967

IDENTIF. REFERENCE

OCT 9 3 05 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE