New owner
Pearl W. Gardner
409 Hadley St
Old Hickory, Tenn

Mail bills
Same

BOOK 4392 PAGE 675

This instrument was prepared by W. C. Keaton, Attorney at Law, 102 North Court Street, Hohenwald, Tennessee 38462

JAN 21 MISC A* 6.00 * 6.00

Map 44-11
Par. 56

D E E D

FOR AND IN CONSIDERATION of a transfer of property, the receipt of which is hereby expressly acknowledged, I, ROBERT M. GARDNER, do hereby bargain, sell, transfer, convey and quitclaim unto PEARL W. GARDNER, her heirs and assigns, in fee simple forever, all the right, title, claim and interest I have, including all such rights I have as husband of the said Pearl W. Gardner, in and unto the following-described tracts or parcels of land, to-wit:

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot No. 97 of Section "A" on the plan of E. I. de Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 97 fronts 58 feet on the easterly side of Hadley Avenue and extends back 195.5 feet on the northerly line and 195.6 feet on the southerly line to the westerly margin of Lawrence Street, measuring 58 feet thereon.

Being the same property conveyed to Robert M. Gardner and wife, Pearl W. Gardner, by deed dated March 18, 1949, filed for record April 1, 1949, from E. I. du Pont de Nemours and Company, of record in Book 1712, page 201, said Register's Office.

The foregoing property is subject to certain easements, rights-of-way, etc., as appears of record in Book 626, page 556; Book 576, page 664; Book 662, page 743; Book 735, page 417; and Book 1424, page 68; all of which are of record in the Register's Office of Davidson County, Tennessee.

A 66443

IDENTIF. REFERENCE

JAN 21 11 04 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Said property is further subject to restrictive covenants appearing of record in Book 1712, page 201, Register's Office of Davidson County, Tennessee.

To all of which reference is here made for the express terms of same.

TRACT NO. 2:

Situated in the 7th Civil District of Lewis County, Tennessee.

Beginning at the Southwest corner of a tract of 4 acres of James Creamer on the East side of Buffalo Road; thence South 24 poles 22° West to a stake and rock pile; thence East 27 poles 60° South to a stake and rock pile; thence North 24 poles to Southeast corner of James Creamer 4-acre lot; thence with James Creamer's South line to its beginning, containing 4 acres, more or less.

Being the same property conveyed to Mrs. Pearl Gardner by deed of J. D. Williams et ux. dated the 25th day of October, 1947, of record in Deed Book JJ at page 86, Register's Office of Lewis County, Tennessee.

It is agreed and understood that this tract of land is subject to a life estate in the northern portion of same conveyed to James Williams and Arlie Williams for and during their natural lives by deed dated June 28, 1960, of record in Deed Book SS at page 116, ROLCT, to which reference is here made for the express terms of same, as well as a description thereof, but it is the intention of this conveyance to transfer unto the purchaser herein all such rights as the bargainor herein has in said property, whether by reversion or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, unto the said Pearl W. Gardner, her heirs and assigns, in fee simple forever.

Taxes for the tax year 1970 on the aforedescribed property shall be paid by the purchaser.

Witness my hand on this the 7th day of January, 1970.

ROBERT M. GARDNER

STATE OF TENNESSEE
COUNTY OF Lewis

Personally appeared before me, Wm. Lonnie Turner, a Notary Public in and for the state and county aforesaid, the within-named ROBERT M. GARDNER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Hohenwald, Tennessee, this the 15th day of January, 1970.

NOTARY PUBLIC

My Commission expires April 9, 1972.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the _____ day of _____, 19_____.

_____
NOTARY PUBLIC OR REGISTER

My commission expires _____.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ None Affiant Pearl W Gardner
Subscribed and sworn to before me this 21 day of Jan 1970
Deputy Register L Rumble