WARRANTY DEED

BOOK 4413 PAGE 488

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ray E. Gardner (NAME)	SAME (NAME)	145-9-76
5808 Beauregard Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------- Ten ($10.00) ---------- *Dollars,* cash in hand paid by Ray E. Gardner, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Albert L. Lanphear and wife, Joan S. Lanphear

have this day bargained and sold, and do hereby transfer and convey unto the said Ray E. Gardner

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

FH

LAND in Davidson County, Tennessee, being Lot No. 27, Tyne Valley Estates, Section XI, as of record in Book 3842, page 184, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 296.3 feet along the curving northerly margin of Beauregard Drive and runs back between converging lines, 405 feet on the northwesterly side, and 386.6 feet on the easterly side to a point in the rear.

BEING part of the same property conveyed to Ervin M. Entrekin and John Coode Beasley by deeds of record in Book 3035, page 93, and Book 3247, page 277, and to H & S Development Company, Inc., by deed of record in Book 3369, page 405, said Register's Office. The said Entrekin, Beasley and H & S Development Company, Inc., having executed an authorization for the execution of deed to this property of Record in Book 3376, page 584, Register's Office for Davidson County, Tennessee, authorizing Reese L. Smith, Jr., certified agent, to sign same along with Ervin M. Entrekin, partner.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 24th day of April 19 70

Affiant

My commission expires: 7/20/71 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as 5808 Beauregard Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ray E. Gardner

his *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for current taxes as noted above.

we *further covenant and bind* ourselves *our heirs and representatives, to warrant and forever defend the title to said real estate to said* Ray E. Gardner

his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 24th *day of* April, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert L. Lanphear — ALBERT L. LANPHEAR

Joan S. Lanphear — JOAN S. LANPHEAR

This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

STATE OF ~~TENNESSEE~~ Texas }
COUNTY OF ~~DAVIDSON~~ Rusk }

Personally appeared before me, Salah Craig *, a Notary Public in and for said County and State,* Albert L. Lanphear and wife, Joan S. Lanphear

the within named 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 Henderson, Texas *, this* 9th *day of* April *, 19* 70

Salah Craig *Notary Public*

Commission expires June 1, 1971

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 .....

WARRANTY DEED

FROM

ALBERT L. LANPHEAR and wife,

TO JOAN S. LANPHEAR

RAY E. GARDNER

A 7 5 5 7 8

IDENTIFICATION REFERENCE

APR 24 4 08 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 24 70	CONV	*7,500.00			
APR 24 70	S'TAX		A*	19.50	
APR 24 70	PR'FEE		A*	.50	
APR 24 70	W'DEED		A*	3.00	* 23.00

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee