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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 19 70

Carl H. Oldham
Notary Public

MY COMMISSION EXPIRES: 1-16-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carl H. Oldham, Attorney at Law, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Gardner et ux (NAME)	First Investment Company (NAME)	~~Map 60-2~~
3207 Vailview Drive (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Par. 58
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I ELLA ROSE TRIMBLE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Gardner and wife, Margaret E. Gardner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot no. 507 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, page 31, Register's Office.

Said lot fronts 75 feet on the northerly side of Vailview Drive, as measured with a slight curve, and extends back116.2 feet on the easterly line and 125.3 feet on the westerly line, to a dead line, which is a broken line and measures 104 feet thereon.

Being the same property conveyed to Ella Rose Trimble by deed from Leonard Finus Thomason and wife, Nancy Carolyn Thomason of record in Deed Book 4361 page 716, Register's Office for Davidson County, Tennessee.

As part of the consideration herefor the Grantees have agreed to assume and promise to pay the unpaid balance of an indebtedness secured by a deed of trust of record in book 4059 page 1, said register's office.

This is ( ) unimproved (X) improved property, known as 3207 Vailview Drive, Nashville, Tennessee ~~37075~~
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of December, 19 70

Ella Rose Trimble

Ella Rose Trimble

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, CARL H. OLDHAM, a Notary Public in and for said County and State, the within named ELLA Rose Trimble

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 5th day of December 1970

Commission expires 1-16-73

Carl H Oldham
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
ELLA ROSE TRIMBLE

TO
JOHN W. GARDNER ET UX

A 98636

IDENTIF. REFERENCE

DEC 9 8 33 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO
Carl H Oldham
Box 367
Hendersonville, Tenn.

DEC-9 70	CONV	19,300.00			
DEC-9 70	S'TAX		A*	50.18	
DEC-9 70	PR'FEE		A*	.50	
DEC-9 70	W'DEED		A*	3.00	* 53.68

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.