This instrument prepared by: Glendon M. Fisher, Jr., Atty.
410 Nashville Bank & Trust Bldg.
Nashville, Tenn. 37201

WARRANTY DEED

BOOK 4473 PAGE 314

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Andrew Gardner, et ux (NAME)	Owner (NAME)	Map. 81-7
2302 Buchanan Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 285
Nashville, Tenn. 37208 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00) -
- - - - - - -Ten and No/100- Dollars,

cash in hand paid by Andrew Gardner and wife, Doris C. Gardner, and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, L. B. Palmer, Sr., and wife, Margaret Helen Palmer,

have this day bargained and sold, and do hereby transfer and convey unto the said

Andrew Gardner and wife, Doris C. Gardner,

their ~~heirs~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 46 and the easterly 19 feet of Lot No. 45 on the Map of Menees' Subdivision of Lot No. 8 of the Thomas Woodard Property, as of record in book 161, page 44, Register's Office for said County.

Said Lot No. 46 and the easterly part of Lot No. 45 front together 63 feet on the southerly side of North Clay Street and run back with the westerly margin of an alley 150 feet to an alley in the rear and show 59.3 feet on said rear alley.

Being the same property conveyed to L. B. Palmer, Sr., by deed from Willie Ellis Fort, a widow, of record in Book 2883, page 388, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $4,250.00

Subscribed and sworn to before me, this the 13th day of January, 19 71

Affiant L. B. Palmer, Sr.

My commission expired: April 13, 1971 (Affix Seal)

Notary Public Ruth Lamb

This is improved (X) unimproved ( ) property, known as 1407 (House Number) Clay Street (Street) Nashville (P. O. Address) Tennessee (City or Town)

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

Andrew Gardner and wife, Doris C. Gardner,

their ~~XXXXX~~ (~~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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Andrew Gardner and wife, Doris C. Gardner, their (~~successors~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 13 day of January, 19 71 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

L. B. Palmer, Sr.

Margaret Helen Palmer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 1473 PAGE 315

Personally appeared before me, Ruth Lamb *, a Notary Public in and for said County and State,* L. B. Palmer, Sr., and wife, Margaret Helen Palmer, *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 Nashville *Tennessee, this* 13th *day of* January, *19* 71

Ruth Lamb *Notary Public*

Commission expires April 18, 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 .....

JAN 13 75	CONV	*4,250.00				
JAN 13 75	S'TAX		A*	10.92		
JAN 13 75	PR'FEE		A*	.50		
JAN 13 75	W'DEED		A*	3.00	*	14.42

WARRANTY DEED

FROM L. B. Palmer, Sr., et ux

TO Andrew Gardner, et ux

B 0 1 7 5 0

IDENTIF. REFERENCE

JAN 13 11 26 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE