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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 1971

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Gardner, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	03D-42728
2109 Brookview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	84-10
Donelson, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	64

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, Neil E. Jackson, Jr. et ux Dorothy M. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Gardner, Jr. et ux Joan K. 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. 89 on the Plan of Donelson Meadows, Section 2 of record in Book 2133, Page 100-101, Register's Office, Davidson County, Tennessee.

SAID Lot No. 89 fronts 130 feet on the southerly margin of Brookview Drive and runs back between lines 305.5 feet on the west line running in a southerly direction and 393.9 feet on the east line which is a broken line to a dead line in the rear on which it measures 93.8 feet.

THIS being the same property conveyed to Neil E. Jackson, Jr. et ux by deed from Frank H. Dial et ux of record in Book 4347, Page 386, aforesaid register's office.

THIS conveyance is subject to the restrictive covenants of record in Book 2283, Page 361 and easements of record in the Register's Office, Davidson County, Tennessee.

This is { unimproved / improved (X) } property, known as 2109 Brookview Drive, Donelson, Tennessee 37214
(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 our hand s this 3rd day of May, 1971

Neil E. Jackson, Jr.
Neil E. Jackson, Jr.

Dorothy M. Jackson
Dorothy M. Jackson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Neil E. Jackson, Jr et ux Dorothy M. Jackson

the 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 3rd day of May 19 71

Commission expires 11/26/73

Edward Seddon
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

NEIL E. JACKSON, JR. ET UX

DOROTHY M. JACKSON

TO

ROBERT W. GARDNER, JR. ET UX

JOAN K. GARDNER

B 13334

IDENTIF. REFERENCE

MAY 3 3 19 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

MAY-3[illegible]	CONV	27,500.00			
MAY-3[illegible]	S'TAX		A*	71.50	
MAY-3[illegible]	PB'FEE		A*	.50	
MAY-3[illegible]	W'DEED		A*	3.00	* 75.00

Free Bay Hts