BOOK 4542 PAGE 374

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

Raymond E. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 1970.

Joel Riggs
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 20, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Joel Riggs & Company (NAME) 3813 Cleghorn Avenue (ADDRESS) Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie B. Gardner (NAME)	Same (NAME)	Map 59
Georgetown Apartments (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 148
Nashville. Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	(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, Raleigh G. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marie B. Gardner

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: All of my right, title, and interest in and to

Land in the 13th, formerly 23rd, Civil District of said County and State, being shown as a 50-foot street on a survey made by Steve Draper, June 13, 1964, and described as follows:

Beginning on the easterly margin of the Clarksville Pike at the southwest corner of Tract No. 1 conveyed to R. B. Beal and wife by deed from Henry W. Bowers, Jr., el al, of record in book 3799, page 860, Register's Office for said County; thence with the northerly margin of said street, south 71° 10' east 691.5 feet to the beginning of a curve and continuing with same in a northeasterly direction 174.4 feet; thence north 70° 28' east 403.4 feet to the beginning of a curve having a radius of 25.4 feet; thence around said curve in a northeasterly direction 39.2 feet: thence south 18° 39' east 100 feet to the beginning of a curve· thence around said curve in a northwesterly direction to the southerly margin of said street· thence with said street, south 70° 28' west 402.6 feet to the beginning of a curve and continuing with same in a southwesterly direction 207.9 feet· thence north 71° 10' west 692.5 feet to the easterly margin of Clarksville Pike; thence with said Pike, northwardly 50 feet to the beginning.

Being the same property conveyed to Raleigh G. Gardner and wife, Marie B. Gardner by deed from R. B. Beal and wife, Elizabeth Corder Beal as of record in Book 4220, page 777, Register's Office for Davidson County, Tennessee.

It is the grantor's intention by this deed to vest grantee with title to all of grantor's right, title and interest in the above described property in fee simple and to her sole and separate estate.

This is unimproved (X) improved ( ) property, known as _____ (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 24th day of September, 1970

Raleigh G. Gardner

Raleigh G. Gardner

BOOK 1542 PAGE 375

STATE OF TENNESSEE
Davidson County

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named Raleigh G. Gardner

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of September 1970

Commission expires My Commission Expires Oct. 20, 1971

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Raleigh G. Gardner

TO Marie B. Gardner

B 33074

IDENTIF. REFERENCE

OCT 5 10 56 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-5 MISC A* 4.00 * 4.00