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Form No. WD-1

IDENTIF. REFERENCE

JUN 8 12 52 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,000.00 Jerry W. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 1972

Notary Public

MY COMMISSION EXPIRES: 11-12-72
(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
Jerry W. James (NAME)	Thomas & Hill Inc. (NAME)	50-41281
204 Joanne Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1833 (STREET ADDRESS)	Map 162.5
Antioch, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (CITY) (STATE) (ZIP)	Par 117 SH

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, Gardner Construction Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. James Et Ux Gwyn James

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. 81, on the plan of Fair Oaks Subdivision , Section 2, as of record in Plat Book 4460, page 52, Register's Office Davidson County, Tennessee.

Said Lot No. 81 fronts 84.40 feet on the northerly margin of Joanne Court, and runs back 135.30 feet on the easterly side line, and 121.45 feet on the west sideline, and 11.08 feet to a steel pin, thence 63.22 feet across the rear lot line.

Being the same property conveyed to Gardner Construction Co., Inc. by deed from Jones Enterprises, Inc. of record in Book 4561, page 895, Register's Office, Davidson County, Tennessee.

JUN-8	CONV	18,000.00			
JUN-8	STAX		A*	46.80	
JUN-8	PRTEE		A*	.50	
JUN-8	WDEED		A*	4.00	* 51.30

unimproved ( )
This is improved (X) property, known as 204 Joanne Court (House Number) (Street) — Antioch (P. O. Address) (City or Town) — 37211 (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 17th day of May, 1972

Robert Ray Gardner

Robert Ray Gardner, President
Gardner Construction Company, Inc.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ______________________________, a Notary Public in and for said County and State, the within named ______________________________

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the bargainor______, with whom I am personally acquainted, and who acknowledged that ______________ executed the within instrument for the purposes therein contained. Witness my hand and official seal at______________

______________, Tennessee, this ________day of ______________ 19____

Commission expires ______________________ ______________________
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Ray Gardner and ______________ with whom I am personally acquainted and who upon (his oath) XXXXXXXXXXXXX acknowledged (himself) XXXXXXX to be the President and ______________ respectively of the Gardner Construction Co., Inc. the within named bargainor, and corporation, and that (he) as such President and (they) ______________, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert Ray Gardner as such President, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville on this the 17th day of May, 19 72

My commission expires 11-12-72

Notary Public
Harold Reeves

WARRANTY DEED

FROM

Gardner Construction Co., Inc.

TO

Jerry W. James

Gwyn James

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