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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 $

$18,550.00 Ronald G. Hughes
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 1972.

Patsy A. Rath
Notary Public Patsy A. Rath

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 625 Main Street, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Hughes (NAME)	Thomas and Hill, Inc. (NAME)	5D-55300
Lot 95, Townes Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1833 (STREET ADDRESS)	162-6-155
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (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, Gardner Construction Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald G. Hughes et ux Patricia T. Hughes

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. 95 on the Plan of Fair Oaks Subdivision, Section II, as of record in Book 4460, Page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95 fronts 78.36 feet on the northerly margin of Townes Drive and extends back between parallel lines 135 feet to a dead line in the rear which measures 79.74 feet thereon.

BEING the same property conveyed to Gardner Construction Company, Inc. by deed from Jones Enterprises, Inc., as of record in Book 4561, Page 895, Register's Office for said County.

THIS conveyance is subject to restrictions as of record in Book 4556, Page 718, aforesaid Register's Office.

This is unimproved ( ) improved (X) property, known as Lot 95, Townes Drive, Nashville, Tennessee 37211
(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 22nd day of December, 19 72

GARDNER CONST. CO. : Robert Ray Gardner
Robert Ray Gardner, President

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 _____, 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, with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the Gardner Construction Co. the within named bargainor, a corporation, and that (he) (they) as such President 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 Robert Ray Gardner as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 22nd day of December, 19 72.

My commission expires 5/10/75

Patsy A. Rath
Notary Public
Patsy A. Rath

WARRANTY DEED

FROM

GARDNER CONSTRUCTION COMPANY,

TO

RONALD G. HUGHES ET UX

PATRICIA T. HUGHES.

390052

IDENTIF. REFERENCE

JAN 4 10 52 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

File box 2

JAN-4-73	CONV	18,550.00			
JAN-4-73	S'TAX		A*	48.10	
JAN-4-73	PR'FEE		A*	.50	
JAN-4-73	W'DEED		A*	4.00	* 52.60